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EL DORADO
HILLS

El Dorado Hills Specific Plan

Draft

EL DORADO COUNTY PLANNING COMMISSION
REPORT TO THE BOARD OF SUPERVISORS
ON THE DRAFT
EL DORADO HILLS SPECIFIC PLAN
DECEMBER 23, 1987

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El Dorado Hills Specific Plan

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Michael C. Visman	District 4	Clay Renke
John N. Cefalu	District 5	~~William V.D. Johnson~~ Ed Keller

Prepared for:

El Dorado County Community Development Department

Richard M. Floch, Director
Larry D. Walrod, Planning Director
Patty Dunn, Principal Planner

Consultants

Specific Plan

Wade Associates
735 Sunrise Avenue, Suite 200
Roseville, California 95661
916-783-8980

Land Planning

Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco, California 94133

2603

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SECTION 1. INTRODUCTION

1.1 Purpose and Content of the Specific Plan

The purpose of the El Dorado Hills Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of El Dorado County and with the characteristics of the land. This purpose will be achieved by establishing a master plan for the development of approximately 4,000 acres of property that will contain an orderly, comprehensive program of development controls and implementation measures.

1.1.1 Implementation of Policies

The El Dorado Hills Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader policies set forth in the El Dorado County Long Range Plan and El Dorado Hills/Salmon Falls Area Plan. It provides a transition between those policies and the implementation regulations contained in both the zoning and subdivision ordinances. The plan's policies and standards will be implemented through land use entitlements granted subsequent to adoption of the Specific Plan, including zoning consistent with the Specific Plan. In addition, the use of the County's planned development overlay zoning designation will further ensure that development within the Specific Plan area occurs pursuant to the policies and standards of the Specific Plan. Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. Similarly, the standards and policies of the planned development district shall prevail over conflicting provisions which may be applicable in the underlying zoning district. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan.

1.1.2 Control of the Quality of Future Development

Goals and policies are established within the text of this Specific Plan in order to guide future development. In addition, Design Guidelines and conceptual Master Covenants, Conditions, and Restrictions (CC&Rs) will serve to provide more definitive controls for development. The Design Guidelines are included as an appendix to the Specific Plan.

A Development Agreement will ensure compliance with the Design Guidelines, Master CC&R's, Specific Plan and applicable County ordinances and regulations.

1.1.3 Implementation Measures

The Specific Plan sets forth implementation measures to ensure the ultimate fulfillment of the plan concepts. These measures include:

a. Goals and Policies
b. Master Covenants, Conditions, and Restrictions
c. Design Guidelines
d. Funding Mechanisms to Provide for Specific Public Improvements
e. Development Agreements

Each of these measures is applied individually or in concert with other measures to implement the intent of the Specific Plan. The application of these measures is described in Section 9, "Implementation".

1.1.4 Compliance with the California Environmental Quality Act

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an environmental impact report has been prepared for the El Dorado Hills Specific Plan.

1.1.5 Structure of the Specific Plan Document

The Specific Plan consists of text and diagrams and includes:

Introduction: A description of the Plan Area setting and the background and concepts inherent in the Specific Plan.

The Specific Plan Elements: A description of the land uses, public services and facilities and development program for the Plan Area.

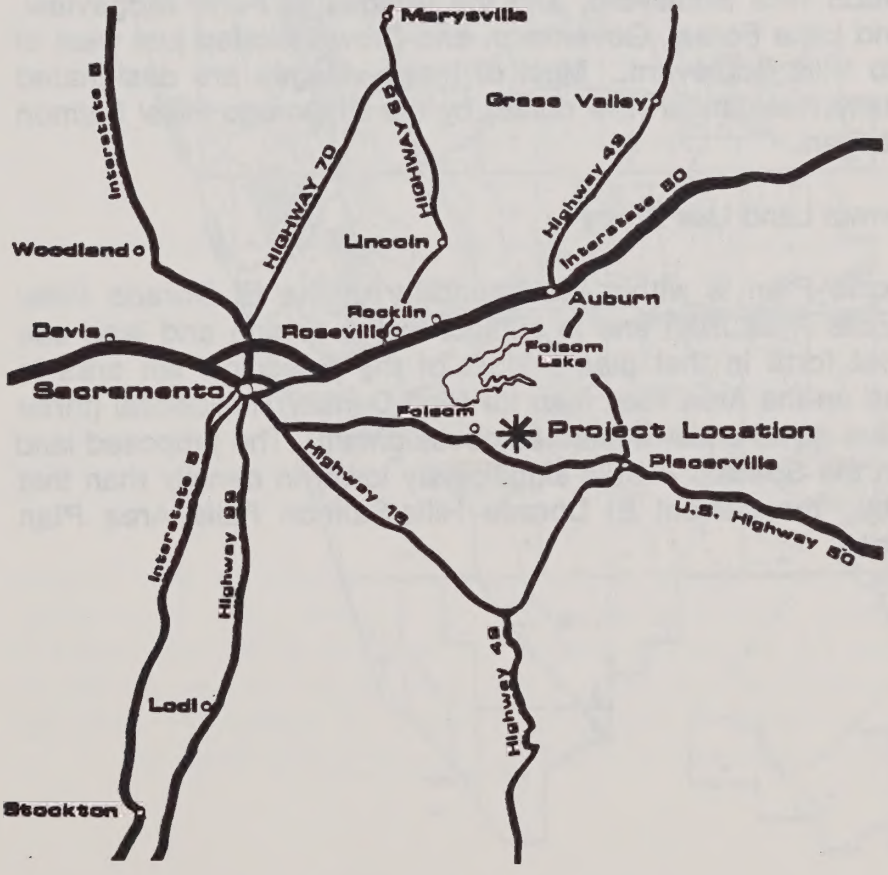
The Implementation Plan: A description of the regulatory mechanisms necessary to implement the plan, including the timing, cost, and means of funding the major capital improvements required to serve the project.

1.2 Plan Area Setting

The Plan Area consists of gently rolling land in the lower foothills of the Sierra Nevada Mountains. Elevations within the Plan Area vary from 600 to 1,200 feet above sea level. The rapid rise in elevation at El Dorado Hills marks the first dramatic change in elevation as one travels eastward along Highway 50 from Sacramento. Consequently, the area affords a sweeping panorama across the Sacramento Valley and it is not uncommon to be able to see Mt. Diablo and the Sutter Buttes. At night, the lights of Sacramento and the surrounding communities illuminate the valley floor.

The Plan Area is divided into two major topographical areas, the valley floor area and the uplands area. The uplands portion of the Plan Area consists of undeveloped tree and grass-covered rangeland. The valley floor portion is an area of grassland with few trees and gentler slopes. Traditionally, cattle grazing has been the primary activity in the Plan Area.

Figure 1 Regional Location Map



1.2.1 Existing Land Uses

Properties within the Plan Area boundary are generally unimproved, although some development of the valley floor area has occurred in recent years.

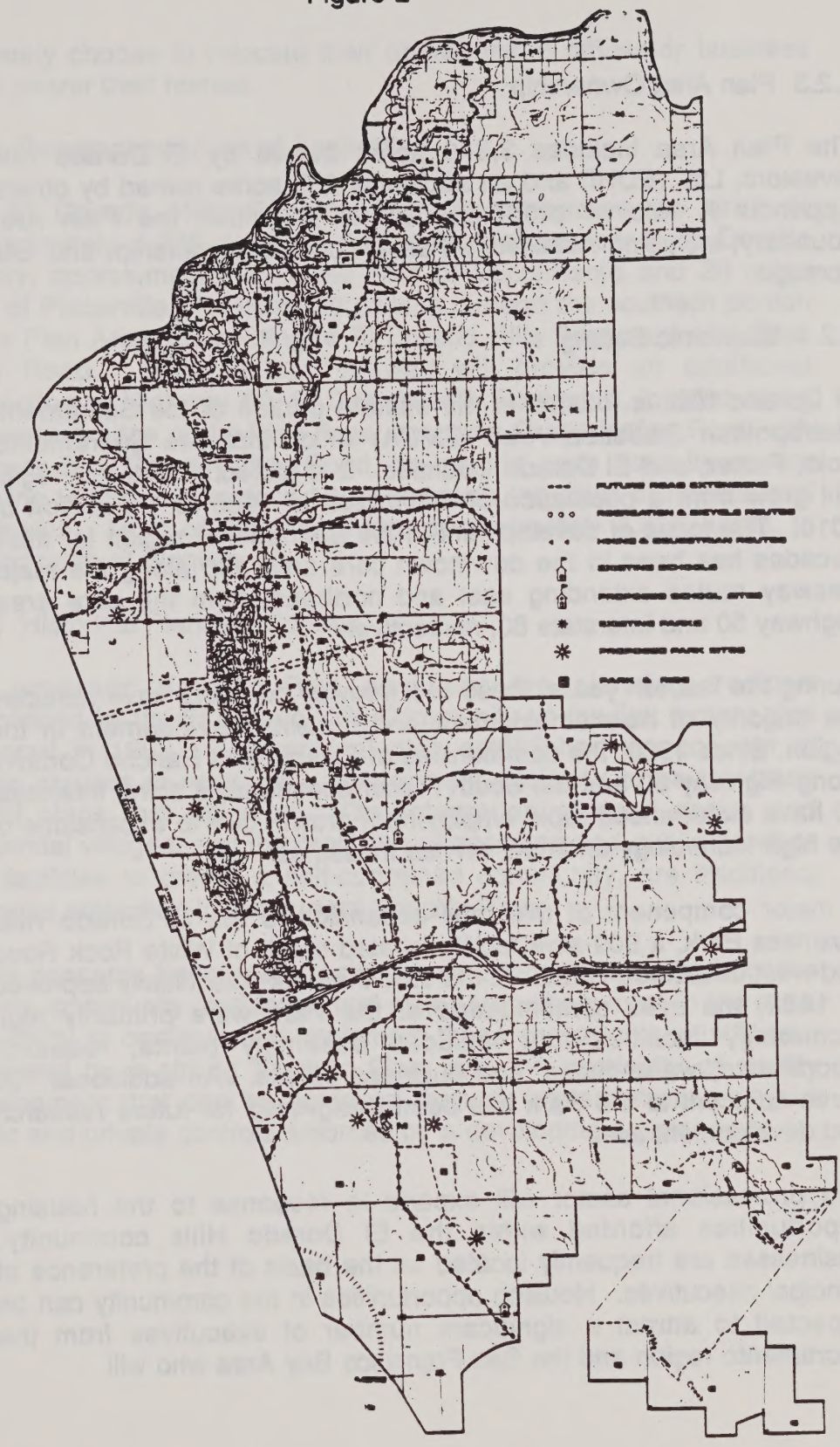
The land immediately surrounding the Plan Area, particularly to the north and south, is predominantly undeveloped or developed at very low residential densities. The El Dorado Hills/Salmon Falls Area Plan designates a majority of these areas as Low Density Residential (one dwelling per 5-9.9 acres). The area along El Dorado Hills Boulevard, immediately west of the Plan Area is the most intensive area of development in the vicinity of the Plan Area. It includes an existing golf course, fire station, elementary and high schools, a limited amount of commercial development, and several residential subdivisions.

The principal higher density development near the Plan Area consists of several residential villages within the El Dorado Hills community, including Stonegate Village and St. Andrews Village located just east of El Dorado Hills Boulevard, and the villages of Park, Ridgeview, Marina and Lake Forest, Governor's, and Crown located just west of El Dorado Hills Boulevard. Most of these villages are designated High Density Residential (five du/ac) by the El Dorado Hills/ Salmon Falls Area Plan.

1.2.2 Current Land Use Policy

The Specific Plan is within the boundary of the El Dorado Hills/ Salmon Falls Area Plan and is subject to the zoning and land use policies set forth in that plan. Most of the Specific Plan area is designated on the Area Plan map for High Density Residential (three du/ac or five du/ac under a planned development). The proposed land use within the Specific Plan is significantly lower in density than that allowed by the current El Dorado Hills/Salmon Falls Area Plan designations.

El Dorado Hills/Salmon Falls Area Plan
Figure 2



1.2.3 Plan Area Ownership

The Plan Area includes 3,646 acres owned by El Dorado Hills Investors, Ltd. (EDHI) and an additional 287 acres owned by others. Appendix A lists all properties contained within the Plan Area boundary, including Assessor's Parcel number, ownership, and total acreage.

1.2.4 Economic Setting

El Dorado Hills is located in the eastern portion of the Sacramento Metropolitan Statistical Area (SMSA) which includes Sacramento, Yolo, Placer, and El Dorado Counties. It is projected that this region will grow from a population of 1.2 million in 1985 to 1.9 million by 2010. The focus of development in the Sacramento region for many decades has been in the downtown core area and along the major freeway routes extending east and northeast from the core area, Highway 50 and Interstate 80, respectively.

During the last ten years, these two freeway corridors have attracted the majority of new employment and housing development in the region. Since 1980, the communities of Folsom and Rancho Cordova along Highway 50 and the South Placer communities along Interstate 80 have experienced rapid employment growth due to expansions of the high technology and new service industries.

A major component of this new expansion is the El Dorado Hills Business Park, a 909-acre facility located south of White Rock Road and west of Latrobe Road. At the time the park was initially approved in 1982, the uses contemplated at the Park were primarily high technology facilities that included assembly plants, research laboratories, warehouses, and business offices. An additional 190 acres adjacent to the Park has been designated for future research and development use.

The professional sector will expand in response to the housing opportunities afforded within the El Dorado Hills community. Businesses are frequently located on the basis of the preference of principal executives. Housing opportunities in the community can be expected to attract a significant number of executives from the Sacramento region and the San Francisco Bay Area who will

ultimately choose to relocate their operations to offices or business parks nearer their homes.

1.2.5 Geographical Area of Application

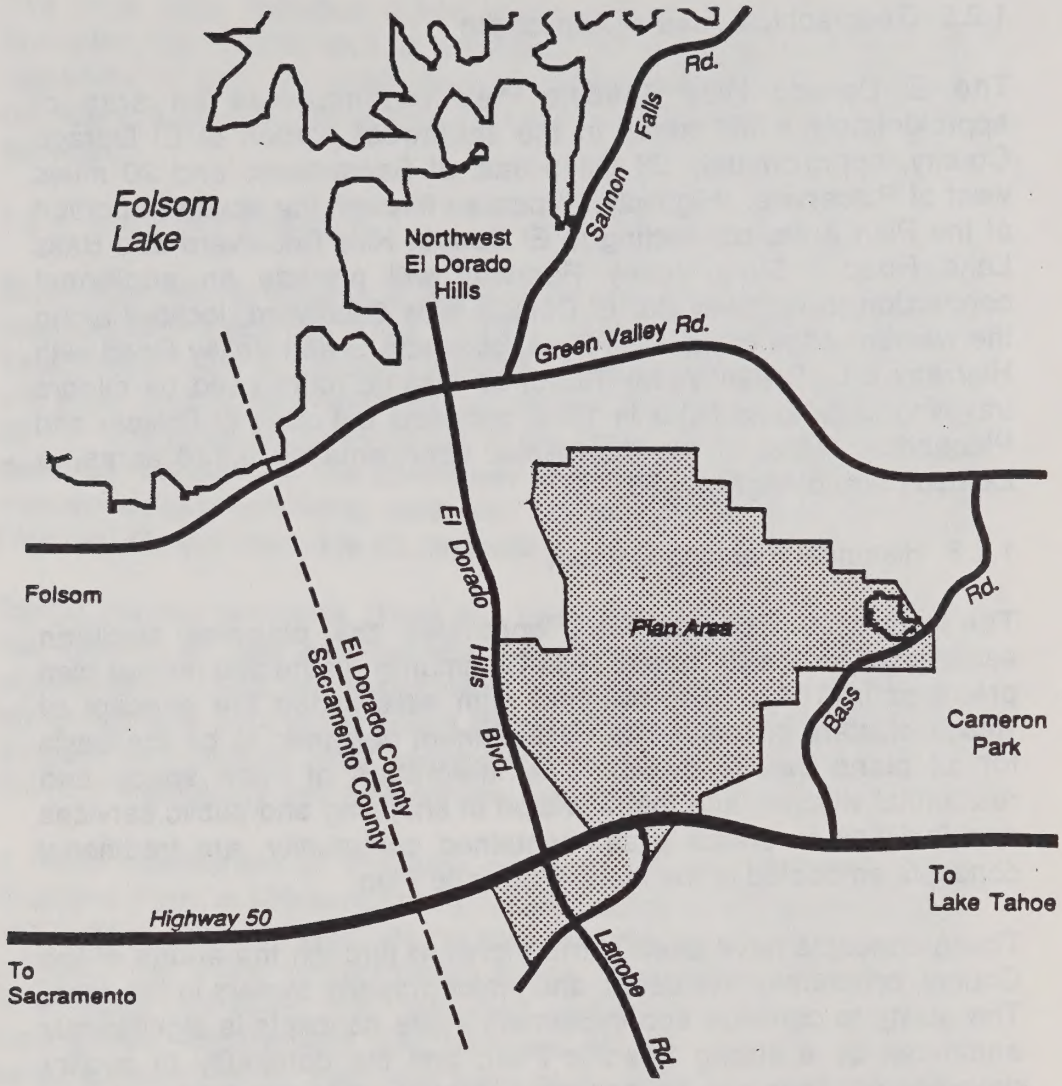
The El Dorado Hills Specific Plan encompasses an area of approximately 4,000 acres in the southwest portion of El Dorado County, approximately 23 miles east of Sacramento and 20 miles west of Placerville. Highway 50 passes through the southern portion of the Plan Area, connecting to El Dorado Hills Boulevard and Bass Lake Road. Silva Valley Parkway will provide an additional connection to Highway 50. El Dorado Hills Boulevard, located along the western edge of the Plan Area, connects Green Valley Road with Highway 50. Green Valley Road, an historic route used by miners traveling to the gold fields in 1849, connects the cities of Folsom and Placerville. Most of the Plan Area, approximately 3,620 acres, is located north of Highway 50 .

1.2.6 Historical Planning Context

The proposed Specific Plan continues the planning tradition established for the El Dorado Hills Community in the first master plan prepared in 1962. This original plan established the concept of village clusters of residential development designed to be the basis for all plans that followed. The integration of open space and residential villages, and the provision of shopping and public services and facilities to create a self-contained community, are traditional concepts embodied in the current Specific Plan.

These concepts have been carried forward through the efforts of the County, community residents, and major property owners in the area. The ability to continue and implement these concepts is significantly enhanced by a strong Specific Plan, and the continuity of quality development that can be achieved through implementation of joint public and private controls enforced by a development agreement.

Figure 3 Project Location Map



Section 1
Introduction

1.3 Goals of the El Dorado Hills Specific Plan

El Dorado Hills provides a combination of an attractive physical setting, proximity to emerging employment centers, an established community identity, and excellent freeway access that is virtually unique in the Sacramento Metropolitan area. The Specific Plan is designed to take full advantage of these attributes by creating a special community with an identity that incorporates the abundant natural amenities of open space and distant views with quality development. The goals of the El Dorado Hills Specific Plan include providing for the following:

1. Implementation of the El Dorado Hills/Salmon Falls Area Plan.

2. A community setting for a lifestyle that integrates leisure activities with everyday life.

3. Development integrated with the natural environment to enhance and complement the functional and aesthetic integrity of the natural setting with a minimum of disturbance to the natural terrain, oak trees, and other natural habitat.

4. A mix of residential types that will meet the various needs of community residents who differ in age, household size and lifestyle.

5. A nonvehicular circulation network that can accommodate recreation and leisure, home-to-work, and shopping trips.

6. A safe environment for all residents.

7. Public facilities and services necessary to support the residents and businesses in the community.

8. Convenient commercial services and opportunities for cultural and leisure events.

9. An aesthetic environment for public spaces, private spaces, and the natural open space areas.

1.4 Policies of the El Dorado Hills Specific Plan

The policies of the Specific Plan are intended to provide direction and guidance to decision makers in the implementation of the plan. The policies are consistent with, provide refinement of, and incorporate the goals and policies of the El Dorado Hills/Salmon Falls Area Plan.

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall character and standard of quality. The standards to be applied are expressed in the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These standards include the Specific Plan policies as expressed below and in the Design Guidelines appended to this Specific Plan (Appendix B).

1.4.1 General Policies

a. The Plan Area shall be an integral and complementary component of the El Dorado Hills community and shall provide the full range of facilities and services necessary for a self-contained community.

b. Large areas within the plan boundaries characterized by steep topography, expanses of tree cover, sensitive environmental or archeological features, or major recreational amenities shall be preserved as permanent open space.

c. The major commercial activities within the Plan Area shall be concentrated in locations to serve the community and shall be protected from noncomplementary, competing land uses.

d. Zoning within the Plan Area, with the exception of designated rural uses, shall be developed under planned development ordinances of the County of El Dorado.

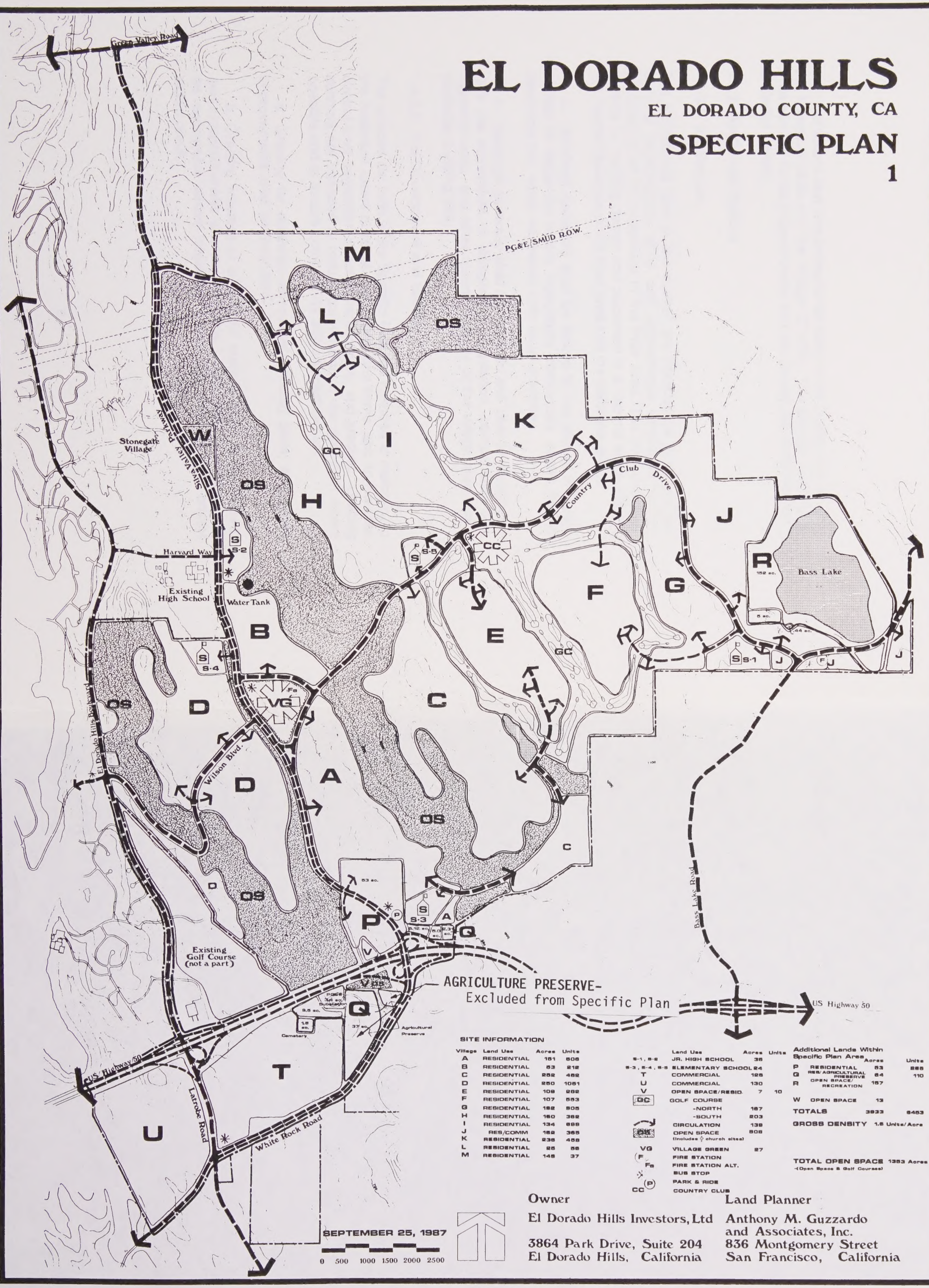
e. Design review procedures for development proposals within planned developments shall be provided in the Design Guidelines. Design review shall consider subdivision design, architectural review, site plan review, review of building materials, common facilities, landscaping, lighting, grading and improvement plans for compliance

f. Proof of ability to serve, for required public services and facilities, shall be provided to the County prior to the recording of any final subdivision map.

EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN 1



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	606
B	RESIDENTIAL	53	212
C	RESIDENTIAL	252	482
D	RESIDENTIAL	250	1051
E	RESIDENTIAL	109	282
F	RESIDENTIAL	107	553
G	RESIDENTIAL	182	505
H	RESIDENTIAL	160	382
I	RESIDENTIAL	134	599
J	RES/COMM	152	365
K	RESIDENTIAL	236	458
L	RESIDENTIAL	25	55
M	RESIDENTIAL	148	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	36	
S-3, S-4, S-5	ELEMENTARY SCHOOL	24	
T	COMMERCIAL	126	
U	COMMERCIAL	130	
V	OPEN SPACE/RESID.	7	10
GC	GOLF COURSE		
	-NORTH	167	
	-SOUTH	203	
	CIRCULATION	139	
OS	OPEN SPACE (Includes church sites)	808	
VG	VILLAGE GREEN	27	
F, Fs	FIRE STATION		
	FIRE STATION ALT.		
	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area		Acres	Units
P	RESIDENTIAL	53	265
Q	RES/AGRICULTURAL PRESERVE	64	110
R	OPEN SPACE/ RECREATION	157	
W	OPEN SPACE	13	
TOTALS		3833	8453

GROSS DENSITY 1.8 Units/Acre

TOTAL OPEN SPACE 1353 Acres
-(Open Space & Golf Courses)

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

with restrictions and requirements set forth in the Design Guidelines, the Master CC&Rs and the Village CC&Rs. The Design Guidelines shall allocate to the propertyowner and the County the responsibilities of design review.

1.4.2 Residential Policies

1.4.2.1 Architecture

The policies set forth in this section are intended as guides to the general architectural style and appearance employed in the construction of all residences in the Plan Area. The objective is to provide for building design and placement in a manner which reflects the natural character of the Plan Area and the particular village.

a. Buildings generally shall be limited to two stories in height except in instances where topography reasonably allows higher structures that would not detract from visual amenities.

b. Buildings generally shall be designed and sited in accordance with the constraints of topography, vegetation, compatibility with adjacent uses, and other natural features of the village area and a particular building site.

1.4.2.2 Site Development and Grading

The policies set forth in the Specific Plan are intended to maintain, to the maximum extent possible, the natural land forms and to exercise control over vegetation removal, landscaping, and grading. Grading controls are intended to reduce soil erosion to the maximum extent possible and to ensure compatibility with adjacent terrain.

a. Grading for roadway, driveways, building pads, and onsite improvements shall be minimized.

b. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects would result.

c. Residential structures or accessory structures on slopes in excess of 20 percent shall be carefully designed through use of erosion controls, engineered grading, and use of post and beam or step-footing construction to ensure long-term slope stability. Benched hillsides for building sites shall be avoided and split -evel structures encouraged.

d. Removal of oak trees and other large native trees with trunk circumferences of 30 inches at 4.5 feet above grade shall be avoided where feasible. A tree replacement policy is provided in the Design Guidelines.

e. To avoid damage to root systems, residential construction shall not occur within the canopy area of oak trees over 30 inches in circumference, and shall be subject to review as provided in the Design Guidelines.

f. Landscaping in improved common areas shall be of drought-resistant varieties.

g. To preserve the vegetative character of the Plan Area, the planting of native trees, shrubs, and ground cover shall be encouraged in all new landscaping.

h. Landscaping in areas adjacent to natural open space shall be fire resistant.

i. Site design, building orientation, and street and lot patterns shall follow solar orientation principles to the maximum extent practicable to maximize energy conservation.

1.4.3 Commercial Policies

The objective of these Commercial Policies is to provide for site designs and architectural styles that are harmonious with the natural character of the Plan Area and adjacent villages.

a. The designated regional commercial center (Village T) shall be designed to serve the regional commercial needs of the area. Interim commercial uses may be permitted for the purpose of fostering and complementing the regional commercial center.

j. Archeological test excavations for selected Villages and locations as listed in Table 13-4 of the Draft Environmental Impact Report shall be required as a condition of approval of tentative subdivision maps.

b. Each commercial area shall be accessible from at least one major collector or arterial road with sufficient design capacity to accommodate traffic generated by businesses, as well as other local traffic.

c. Commercial areas shall be directly accessible through use of public transportation, pedestrian, and bicycle routes.

d. Buffers between commercial areas and adjacent land uses shall be provided by walls and solid fencing where appropriate, and shall also incorporate the use of landscaping, setbacks, and street and utility easement locations.

e. Common access drives shall be used where feasible.

f. Individual buildings shall be sited to offer wind protection and shade to enhance the quality of outdoor space.

g. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 40 percent of the parking area is shaded.

h. Natural drainage courses shall be preserved and protected from development.

1.4.3.1 General Commercial Policies

a. Use of natural materials such as wood and native stone is encouraged.

b. Landscape design shall incorporate native trees and shrubs.

c. Size, color and material of identification signs shall be consistent with the architectural theme of the village and commercial area.

1.4.3.2 Commercial Policies Related to Village J (Bass Lake Area), The Village Green/Community Center, and Golf Course/Country Club

In addition to the policies described above, the following are applicable specifically to the Village J (Bass Lake) commercial area, and commercial components of the Village Green/Community Center and Golf Course Country Club.

1.4.4 Village Green/Community Center Policies

a. The Village Green/Community Center shall foster mixed use facilities that will provide recreational, public, and limited retail services in a central and convenient location within the community.

b. The Center shall present a uniform landscaping, lighting and signage treatment to ensure a desirable, attractive and safe environment. Lighting will be compatible with and screened from adjacent residential areas.

c. Opportunities for water features, such as fountains and open watercourses, will be incorporated as a prominent design theme in the Center.

d. Opportunities shall be provided for outdoor and indoor public activity areas, including space for cultural events, organizational meetings, recreational areas, and public seating areas.

e. Opportunities for leased space in the Village Green for public service providers shall be made available if the need is demonstrated.

f. Commercial buildings shall be limited to one- and two-story structures.

1.4.5 Golf Course/Country Club Policies

The objectives of the Golf Course/Country Club Policies are to provide for adaptation of the golf course to the natural terrain, provide for maximum preservation of open space and to ensure compatibility with contiguous residential and open space areas.

a. Natural topography shall be retained to the maximum extent possible and incorporated into the site design.

b. Stormwater drainage shall be by means of natural stream - courses incorporated into the site design, whenever possible.

c. Removal of existing trees and riparian vegetation shall be kept to a minimum.

d. Water conservation measures shall be employed in the design and landscaping of the golf courses. In particular, provision shall be made for use of treated wastewater and stored drainage water for irrigation to the maximum extent possible.

e. Golf course boundaries shall be defined without the use of fencing wherever possible. Where fencing is required, an open design shall be employed.

f. All landscaping, site development, and architectural design shall be consistent with the Design Guidelines.

g. The location, design, boundaries and layout of the golf courses, as shown on the Specific Plan, shall vary in relation to open space and residential areas as necessary to accommodate topography, existing amenities, and other natural features.

1.4.6 Institutional Uses Policies

The policies related to institutional land uses are to be applied to churches, schools, and public buildings.

a. Institutional uses (schools excepted) shall be located on arterial streets so that associated vehicular traffic does not disrupt residential areas.

b. All institutional uses shall be of a design and scale that is compatible with the overall design theme of the Specific Plan area as indicated in the Design Guidelines.

1.4.6.1 Schools

a. Schools shall be located within residential villages to be convenient to students who reside beyond those villages, and shall be located to facilitate access.

b. Schools shall be linked to the pedestrian trail and bicycle path systems.

c. School sites should be located adjacent to public open space and public park sites wherever possible and should provide for joint use of facilities.

h. Public use of the golf course shall be encouraged until all private memberships are purchased.

d. School sites, as shown on the Specific Plan Map will be reserved for public acquisition and ownership in conjunction with the filing of tentative subdivision maps for each village.

e. School district boundaries should be consistent with village boundaries to prevent a village being divided between school districts.

1.4.6.2 Parks

a. Park facilities shall be designed to meet the recreation needs of village residents, consistent with the availability of the recreational and open space areas.

b. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.

c. Native and drought-tolerant trees and shrubs shall be incorporated into the landscape design of parks where feasible.

d. Play equipment and other features shall be constructed to achieve harmony with the natural setting of the Specific Plan area.

e. Parks shall be designed so as to minimize maintenance requirements.

f. Parks shall be designed to allow surveillance by adjoining residents, security services, and the Sheriff's Department.

g. Removal of existing trees shall be avoided wherever possible.

h. Public parks will be reserved for public ownership with the filing of tentative maps for each village.

i. Public parks should be linked to bicycle and pedestrian paths, if feasible.

j. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course.

1.4.7 Circulation Policies

The circulation policies are intended to establish standards for the improvement of public and private streets, pedestrian paths, and trails.

1.4.7.1 Public and Private Streets

a. Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit.

b. All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided in the Design Guidelines.

c. Trees shall be planted along all streets to provide shade, soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort (See Tree List contained in the Design Guidelines).

d. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high fence for purposes of noise attenuation. The design, color, and construction materials shall be consistent with the Design Guidelines. Such fences may be supplemented by earth berms and landscaping within the street setback.

e. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design, wrought iron, or dry stone wall shall be employed. Chain-link fencing is permitted when visually screened from street rights-of-way.

f. Private streets shall be constructed to the same standards as public streets.

g. Private streets shall include parking bays at the ratio of one guest space per residence when on-street parking is prohibited.

h. Connections to major arterial streets shall adhere to the Specific Plan, as shown. Additional connections are discouraged unless a demonstrated need is shown for circulation improvement or safety.

i. **Silva Valley Parkway**

(1) Prior to the commencement of any development permitted by this Specific Plan, the proposed segment of Silva Valley Road from the Highway 50 Interchange to Harvard Way shall be provided as follows:

(a) A dedicated right-of-way and complete engineering design, prepared to the satisfaction of the Transportation Department, adequate to accommodate the proposed Parkway as described in Section 5.3 of this Plan (120 foot wide right-of-way four way divided section);

(b) Two paved lanes; and

(c) Rough grading of the balance of the right-of-way that will be necessary to accommodate two additional travel lanes.

(2) Silva Valley Road, from the western edge of Village P to Harvard Way, shall be improved to a four lane Parkway as described in Section 5.3.6 of this Plan and the eastern two lanes of Silva Valley Road shall be constructed between Harvard Way and Ridge[RD] concurrent with the construction of the Highway 50 and Silva Valley Road Interchange or at such time as the County Transportation Department determines that the road has reached a level of service (LOS) of mid "C" (V/C of .75).

(3) ~~A development agreement shall be required with the Matz property.~~

(4) Silva Valley Road shall be designed to the full four lane section from the western edge of Village P to Green Valley Road prior to the commencement of any development allowed by this Plan.

(5) At such time as the level of service (between Harvard Way and the interchange) reaches mid C at the existing Silva Valley Road undercrossing, construction of the interchange will be required, and Silva Valley Road shall be widened to four lanes.

1. **Country Club Drive**

(1) Prior to the recordation of any final map that provides for residential development commensurate with this Plan within either Neighborhood 1 or 2, as designated on Figure 10, or concurrent with the development of either golf course or uses ancillary to a golf course, Country Club Drive from Silva Valley Road (Parkway) on the south side of the Village Green to Bass Lake Road shall be provided as follows:

(a) A dedicated right-of-way and complete engineering design prepared to the satisfaction of the Transportation Department, adequate to accommodate the proposed Parkway as described in Sections 5.3.4 and 5.3.5 of this Plan (120 foot wide right-of-way, four lane section);

3. A development agreement shall be executed by the County and owner(s) of record of Village P prior to permitting any development within Village P. Such development agreement shall include provisions for improving Silva Valley Parkway, as described in Section 5.3.6 of this Plan (120 foot wide right-of-way, four lane divided section) from the proposed Highway 50 Interchange to the western boundary of Village P.

17a

(b) Two paved lanes, to be located on the same side of the right-of-way as the proposed development requiring this improvement; and

(c) Rough grading of the balance of the right-of-way that will be necessary to accommoate two additional travel lanes.

(2) Country Club Drive shall be fully developed to four travel lanes as described in this Plan prior to recordation of any final map, which provides for residential development commensurate with this Plan, that is located in the Neighborhood opposite the Neighborhood triggering the road improvement required under subsection 1(1), above. Provision of the two additional travel lanes shall not be required by the development of second golf course

(3) The segment of Country Club Drive adjacent to the northern boundary of the Village Green, and connecting with Silva Valley Parkway, shall be improved to include two travel lanes either concurrent with improvement of the balance of Country Club Drive to four travel lanes or concurrent with development of the Village Green.

(4) For purposes of Policy 1, road improvements will not be required for any final map which is recorded for purposes of sale or lease or large (non-residential) parcels only.

m. The delopment agreement, required by Section 9.4.3 of this Plan, shall provide for mitigating the proportionate share of traffic generated road impacts from the Specific Plan area to non-Plan area roads through road impact fees or other mechanisms approved by the County.

n. The following roads shall be improved to four travel lanes concurrent with the developemnt of the Silva Valley and Highway 50 interchange, or at such time as the County Transportation Department determines that the road has reached a level of service (LOS) of mid "c" (V/C of .75):

(1) White Rock Road, from Latrobe Road to Highway 50;

(2) White Rock Road, from the County line to Latrobe Road; and

(3) Latrobe Road, from Highway 50 to White Rock Road.

1.4.7.2 Pedestrian Sidewalks, Paths, and Trails

a. Sidewalks, paths, and trails along major arterial streets should be separated from streets and parking areas to the maximum extent possible both for safety and the enjoyment of the user.

b. Paths and trails through residential open space should be located to minimize intrusion upon privacy of residents.

c. Where possible, paths and trails, should follow natural drainage courses. In most instances drainage easements will provide for trail construction and public access.

d. Sidewalks, trails and paths which are not adjacent to public streets should be clearly marked to facilitate use and discourage wandering beyond the recorded easement.

e. Barriers and trail signage shall be designed and installed to prevent access by unauthorized motor vehicles.

f. Trails and paths within natural open space should be located to take advantage of scenic areas and vistas.

g. Construction of paths and trails within natural open space shall ensure minimum impact on terrain and vegetation. Construction standards should attempt to minimize maintenance requirements.

h. Sidewalks within street rights-of-way shall meander irrespective of the alignment of the street pavement.

1.4.8 Natural Open Space Policies

The Natural Open Space Policies are to guide the preservation, management, and maintenance of these areas in their relation to adjacent land uses.

1.4.8.1 General Policies

a. The boundaries of natural open space shall blend with boundaries of the villages so as to enhance the integration of open space and developed areas.

b. Open space will be linked visually and physically to the extent practicable by prohibiting perimeter lot fencing adjacent to the open space. Perimeter fencing may be permitted for rural parcels as provided in the Design Guidelines and CC&Rs.

c. Increased runoff from adjacent development will require erosion control measures to be coordinated with landscape design of adjacent development areas. Emphasis shall be placed on methods which rely on natural drainage systems and minimize change to the existing condition of creek channels within open space areas.

d. An Open Space Management Plan shall be completed and approved as to form by the Planning Director. It shall be an implementation mechanism of the Specific Plan in order to set forth procedures and responsibilities as to the ownership, preservation, and management of public and private natural open space areas. The Open Space Management Plan shall consider dedication to the County of El Dorado of easements over the public open space areas, should dedication of fee ownership of these areas be made to any other entity.

1.4.8.2 Drainageways Policies

a. A 100-foot-wide undeveloped buffer zone shall be established along Carson Creek in accordance with California Department of Fish and Game (DFG) requirements. In this buffer, vegetation removal shall be for the purpose of drainage improvements.

b. Drainageway easements shall specifically preclude erection of structures and vegetation removal, except for drainage improvements, and other site development not consistent with the purpose of these areas.

c. Drainageways located on privately owned property shall be placed within recorded easements that provide for routine maintenance and pedestrian access.

1.4.8.3 Fire Hazard Control Policies

a. Open fires and barbeques will be prohibited year-round in natural open space areas.

b. Dirt roads for fire equipment access will be sited and created in accordance with specifications of the El Dorado Hills Fire Department and will be maintained by a master propertyowners association , or the public entity that will acquire the public portions of the open space. These access roads will also serve as fire breaks. To the maximum extent possible, fire access roads shall incorporate existing unimproved roads on the site.

c. Public access by unauthorized motor vehicles will be prohibited by use of barriers.

d. Perennial grasses and other fire resistant plant materials may be introduced in high hazard areas on a limited basis to provide fire breaks.

e. The stability of plant communities in grassland near residential areas will be monitored by the fire protection agency to determine if brush and other heavy fuel-load plants are encroaching.

f. The El Dorado Hills Fire Department shall have the right to declare natural open space areas closed to the public during periods of high fire hazard and will have authority to post appropriate warning devices and signage.

g. Livestock grazing will continue on an interim basis for fire control purposes.

1.5 Summary of Plan Proposals

1.5.1 Golf Course Community

The goals of this Specific Plan envision a physically attractive community with a strong relationship to the natural surroundings. This will be achieved by focusing development around undisturbed open space and two potential golf courses of championship quality. Much of the residential land use is designed to relate to a special golf course-oriented environment. The golf courses and related facilities, and the extensive open space, will impart a recreational character to the community which will be an integral part of the economic and social structure of El Dorado County. The expansive, landscaped

character of the golf courses will lend an openness to the entire development project.

1.5.2 Residential Land Use

The Specific Plan area is designed to be primarily a residential community that provides housing opportunities in a planned environment with ample open space, and a variety of retail shopping and service activities. The housing will be a mix of residential dwellings that appeal to a variety of householders, both young and old.

The Specific Plan will provide a lifestyle that is unique in the region. Individuals and householders will be able to select among a range and variety of housing types and settings within the broad open spaces and hillsides of El Dorado County. It is anticipated that such a setting would appeal to those who seek a full service community with opportunities for shopping, leisure, and employment activity, as well as those who might also enjoy daily walks and panoramic views of the open countryside.

The El Dorado Hills Community will be distinguished from other residential areas in the rural areas of El Dorado County and, indeed, from the residential communities throughout the rest of the Sacramento region. This will be accomplished by the integration of open space and rural ambiance with residential land use, by the establishment of cohesive architectural themes, and by the definition of the area as a community with clearly identifiable boundaries provided by open space buffers.

1.5.3 Retail Commercial, Services, and Industrial Development

The core area around the intersection of El Dorado Hills Boulevard and Highway 50 will be the hub of economic development in western El Dorado County. Furthermore, this area ultimately can be expected to be a major node of economic and retail activity on the eastern side of the Sacramento metropolitan region. The El Dorado Hills Business Park will provide a cornerstone to this development, but it also can be expected that additional office, services, and retail land use may emerge within the Plan Area as the residential population in the area grows.

1.5.4 Village Green/Community Center

A critical factor in establishing the identity and sense of community for El Dorado Hills is the concept of a distinct "town center" in the form of a 27-acre community center. The Village Green/Community Center will serve as the focal point of community social life by providing a place for formal and informal interaction among neighbors, and a visual center for the community.

A strong town center contributes greatly to a sense of community among the residents. It is a visual center that provides an overall sense of spatial organization, and a visual reference point that helps orient people to their location within the community. This sense of location is important in that it provides a sense of comfort and satisfaction within the community.

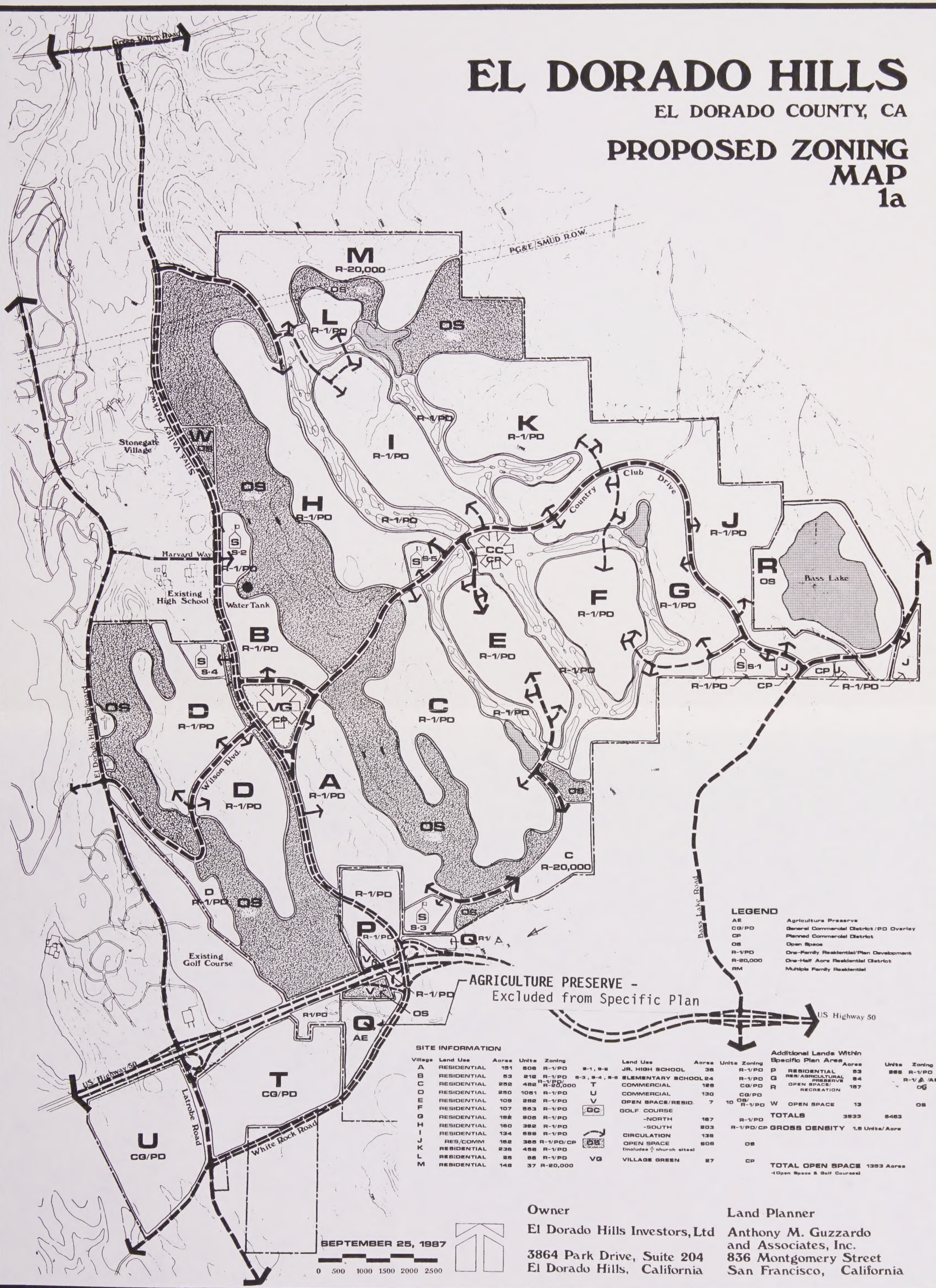
Since ancient times communities have formed around a center of activity. In agricultural communities it was the farmer's market; in many ancient cultures it was the center of political or religious activity; and in New England villages the town square was a focal point of political and social life, as it has been in countless small towns throughout the country. The "town square" or "village green" has been a prominent feature of most urban communities throughout history.

The Village Green/Community Center will be located in a highly visible, central location at the intersection of Silva Valley Parkway and Country Club Drive. This location is readily accessible not only from the newly planned residential villages in this Plan Area, but also from the existing villages in El Dorado Hills. It is intended that the Community Center serve as the focal point of the entire El Dorado Hills Community and, as such, reinforce the original village concept of the El Dorado Hills/Salmon Falls Area Plan, approved by the El Dorado County Board of Supervisors in 1983.

EL DORADO HILLS

EL DORADO COUNTY, CA

PROPOSED ZONING MAP 1a



AGRICULTURE PRESERVE -
Excluded from Specific Plan

LEGEND

AE	Agriculture Preserve
CG/PD	General Commercial District/PD Overlay
CP	Planned Commercial District
OS	Open Space
R-1/PD	One-Family Residential/Plan Development
R-20,000	One-Half Acre Residential District
RM	Multiple Family Residential

SITE INFORMATION

Village	Land Use	Acres	Units	Zoning	
A	RESIDENTIAL	151	606	R-1/PD	S-1, S-5
B	RESIDENTIAL	53	212	R-1/PD	S-3, S-4, S-5
C	RESIDENTIAL	252	482	R-1/PD, R-20,000	
D	RESIDENTIAL	250	1061	R-1/PD	
E	RESIDENTIAL	109	282	R-1/PD	
F	RESIDENTIAL	107	553	R-1/PD	
G	RESIDENTIAL	192	905	R-1/PD	
H	RESIDENTIAL	180	362	R-1/PD	
I	RESIDENTIAL	134	699	R-1/PD	
J	RES/COMM	182	365	R-1/PD/CP	
K	RESIDENTIAL	236	456	R-1/PD	
L	RESIDENTIAL	26	56	R-1/PD	
M	RESIDENTIAL	148	37	R-20,000	

Land Use	Acres	Units	Zoning
JR. HIGH SCHOOL	36		R-1/PD
ELEMENTARY SCHOOL	24		R-1/PD
COMMERCIAL	126		CG/PD
COMMERCIAL	130		CG/PD
OPEN SPACE/RESID.	7	10	OS/R-1/PD
GOLF COURSE			
-NORTH	167		R-1/PD
-SOUTH	203		R-1/PD/CP
CIRCULATION	138		
OPEN SPACE (includes church sites)	806		OS
VILLAGE GREEN	27		CP

Additional Lands Within Specific Plan Area

		Acres	Units	Zoning
P	RESIDENTIAL	53	265	R-1/PD
Q	RES/AGRICULTURAL PRESERVE	84		R-1/A /AE
R	OPEN SPACE/RECREATION	187		OS
W	OPEN SPACE	13		OS
TOTALS		3833	8483	
GROSS DENSITY		1.8 Units/Acre		

TOTAL OPEN SPACE 1353 Acres
-(Open Space & Golf Courses)

SEPTEMBER 25, 1987

0 500 1000 1500 2000 2500

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

Section 2
Residential Land Use Element

SECTION 2. RESIDENTIAL LAND USE ELEMENT

2.1 Concept

The El Dorado Hills Specific Plan envisions a series of distinct residential villages that encompass a range of housing types and densities. The topography and vegetation of the Plan Area combine with the variety of residential types to enable each village to be distinct in character and design. Each village is intended to be inwardly oriented and physically defined in relation to other villages through a combination of topography, open space and circulation. The villages will be aggregated in "Development Neighborhoods," a grouping of residential and commercial villages that are served by common roads, sewer, and water facilities (See Section 2.5, "Development Neighborhoods").

The proposed golf courses are intended to be an integral part of village design and will define the shape of the villages that have frontage along the courses. Consequently, the configuration and size of villages shown on the Specific Plan Map and the Illustrative Plan are subject to change as the golf courses are actually designed and constructed. The configuration of the Open Space areas will also change to reflect the design of the golf course and adjustments in the village boundaries. Provision has been made for buffering Agricultural Preserves adjacent to the Specific Plan Area.

2.2 Residential Densities

The El Dorado Hills/Salmon Falls Area Plan provides that the density of residential development within the El Dorado Hills area shall be, within the high density land use designation, a maximum of three du/ac or five du/ac within a planned development; and within the multi-family land use designation, a maximum of 12 du/ac or 20 du/ac in a planned development.

This Specific Plan provides for substantially fewer multifamily dwelling units than could be provided under the Area Plan. Preservation of approximately 1,000 acres of natural open space, together with 370 acres designated for golf courses, results in substantially lower residential densities. Densities within specific villages range from 0.25 to 12.0 du/ac. Densities within those villages

within the EDHI properties range from 0.25 to 7.0 du/ac. The overall residential density within the Specific Plan area is 1.6 du/ac.

2.3 Dwelling Unit Types

The El Dorado Hills Specific Plan intends to accommodate a broad spectrum of housing types and densities. The majority of these residential types will be single-family detached homes. In addition to the single-family units, a variety of townhomes, cluster, and patio homes are proposed within selected villages as determined by specific site conditions. This mix of housing types permits the effective use of open space and the opportunity to provide housing for a variety of family sizes and lifestyles.

2.3.1 Dwelling Unit Types/Residential Lotting Pattern

Although the Land Use and Circulation Map identifies appropriate dwelling unit types to be built in each village, the allocation of these dwelling units is determined by the appropriateness of the lotting pattern of the dwelling types in relation to the topography, orientation, tree cover, viewshed, proximity to open space, habitat, and other factors attributable to the land. For example, the single-family residence that would be built on a 10,000-square foot lot would be very similar to the residence built on a 20,000-square foot lot. However, the size and configuration of the larger lot may be more appropriate for an area with steeper topography or adjacent to open space than the smaller lot. Therefore, lotting patterns were utilized in allocating ultimate housing types. These lotting patterns and their respective housing types are presented below.

2.3.1.1 Small lots will include the following housing types:

a) Single Family Detached (SFD)

Typically, these units will be located on the flatter areas of the Plan Area. This type of housing usually provides the community with starter homes for the first-time buyer and smaller homes for those who no longer need a large one. The lots tend to be 6,000 - 7,500 square feet and contain a residence of 1,500 - 2,000 square feet which is one or two stories in height. Nondevelopment easements may be included within these lots to prevent disturbance to adjacent environmentally sensitive lands.

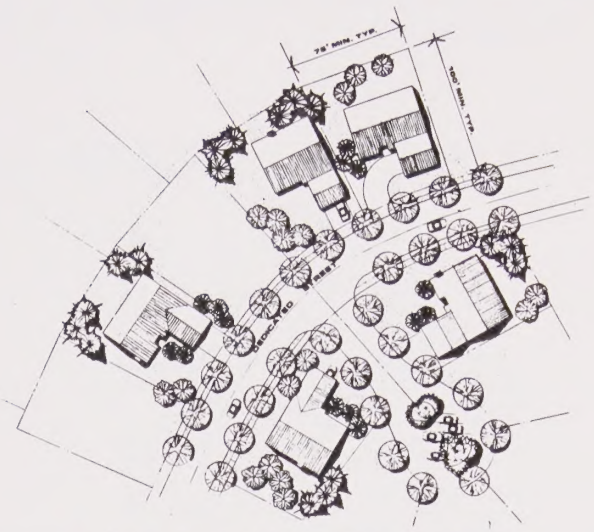
EL DORADO HILLS

EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS

6

SFD SINGLE FAMILY DETACHED 6,500 S.F.
65X100' 4 d.u.s/ac.

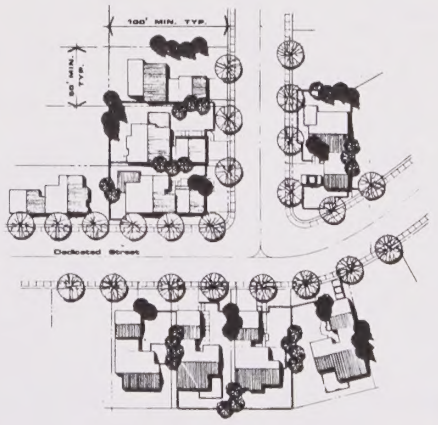


SFD SINGLE FAMILY DETACHED 7,500 S.F.
75X100' 4 d.u.s/ac.

AGT ATTACHED TOWNHOME CLUSTER ON GOLF COURSE
7d.u./ac.

AGT ATTACHED TOWNHOME ON GOLF COURSE
7d.u.s/ac.

PH PATIO HOME CLUSTER
50 X 100' TYP. 4.5 d.u.s/ac.

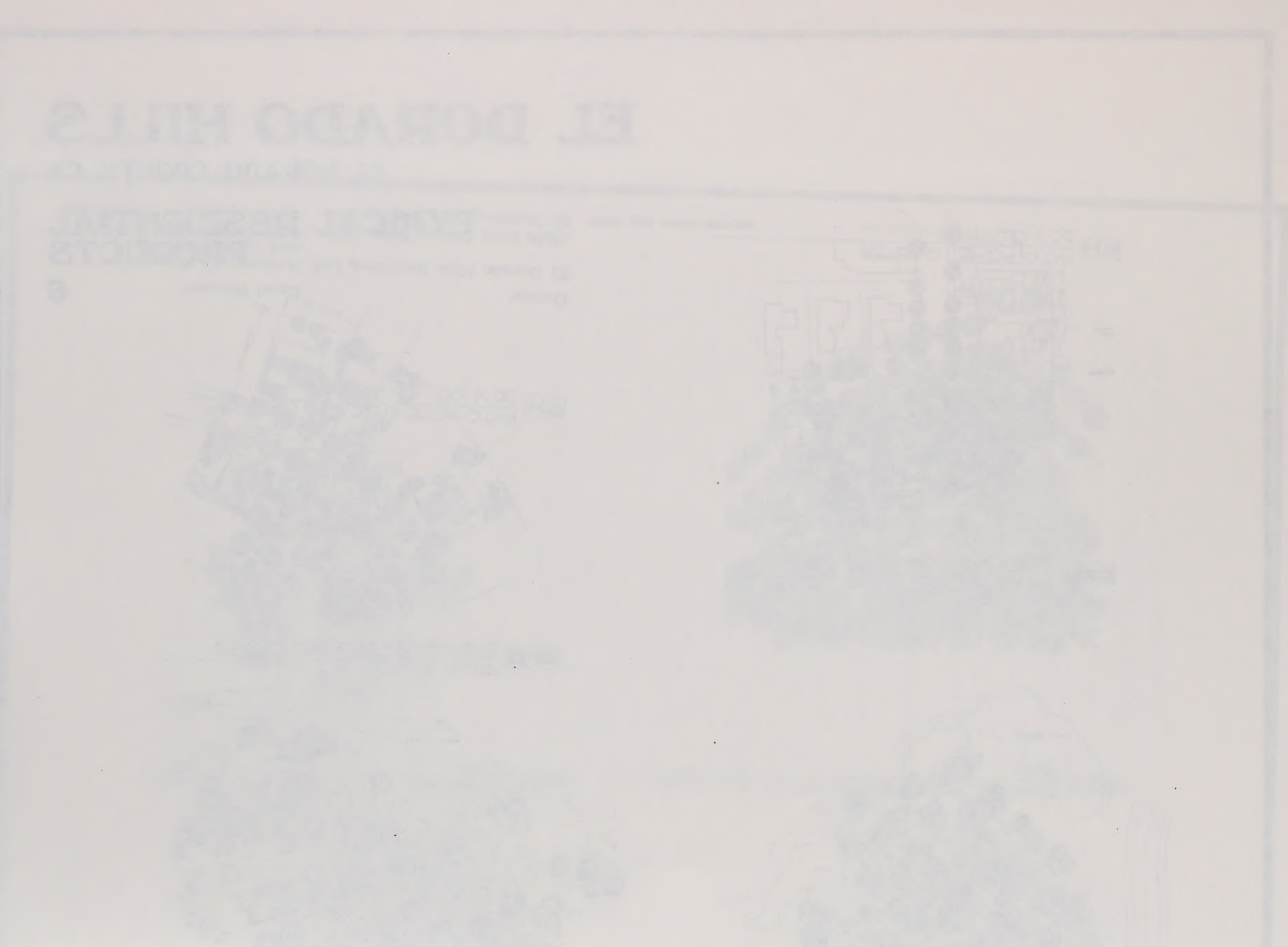


PH PATIO HOME (FEE LOT) 5,000 S.F.
50 X 100' 4.5 d.u.s/ac.

SEPTEMBER 25, 1987

Owner
El Dorado Hills Investors, Ltd.
3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California



EL DORADO HILLS

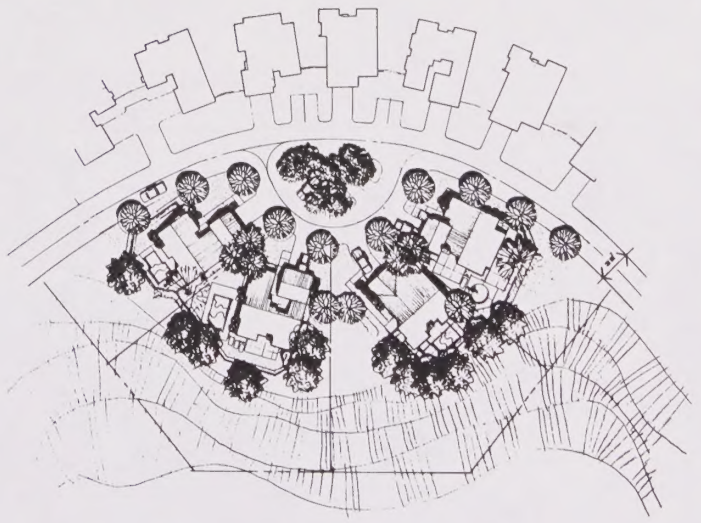
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS 7

EH ESTATE HOME CLUSTER 15,000 S.F.
2.25 d.u.s/ac.

EH ESTATE HOME (FEE LOT) 18,000 S.F.
125X150' TYP. 2.25 d.u.s/ac.

VL VIEW LOT (FEE) 20,000 S.F.
100 X 200' TYP. 2 d.u.s/ac.



VL VIEW LOT CLUSTER 20,000 S.F.
2 d.u.s/ac.

Owner

El Dorado Hills Investors, Ltd.

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

SEPTEMBER 25, 1987

b) Patio Homes (PH)

A variation of the denser single family residence is the patio home. These units are designed to maximize the use of the land for residential development. Typically, 5,000-square-foot lots accommodate one and two-story residences that range from 1,400 to 1,800 square feet. This housing type can be used in conventional lotting patterns where the structures parallel the streets as well as in clusters, where appropriate, in order to leave the remainder as private open space held in common.

c) Attached Townhomes on the Golf Course(AGT)

Attached Golf Townhomes are proposed adjacent to the golf course within four villages . Typically, these units will be 900 - 1,400 square feet and two stories in height. Many times the actual lot held under private ownership merely occupies the "footprint" of the unit, or the "airspace" within the residence itself. This relatively low density of attached dwellings permits greater compatibility with adjacent single-family housing, as well as greater flexibility of village design. The developments where these units are planned may have pool facilities and other recreational amenities that add to the quality of the project, or other areas left as private open space buffer. In all cases, the golf course will provide the major visual amenity. This housing type also may be clustered to better integrate the development with topography and vegetation.

2.3.1.2 Mid-sized lots, will include the following housing types:

a) Fairway Estate Lots (FE)

Located parallel to the golf course fairways, these mid-sized lots, will range from 7,500 to 10,000 square feet. These lots will be large enough to accommodate residences up to 3,000 square feet and will also allow for the owner to install a swimming pool, extensive landscaping, and other amenities. Rear fencing adjacent to the golf course will be prohibited to preserve views from both the golf course and residences.

b) Estate Homes (EH)

Throughout the Plan Area where lots do not have premium views or golf course frontage, estate lots will provide the greatest flexibility in lot and home design and orientation. These lots will range in size from 10,000 to 18,000 square feet, and will rely upon topography and tree location for appropriate placement and configuration. Since these lots are large enough to accommodate most home sizes, the particular constraints of the lots themselves will govern the final building sizes. Amenities such as swimming pools, spas, landscaping and areas for nondevelopment easements also will not be limited by lot size.

This housing type also can be used in a cluster configuration. By clustering these homes in areas where topography so permits, building and street construction costs would be reduced and greater amounts of open space could be preserved. In addition, village CC&Rs shall be applied to those lots which abut open space in order to preserve and protect the open space.

2.3.1.3 Large lots will include the following housing types:

a) View Lots (VL) and View Estate (VE)

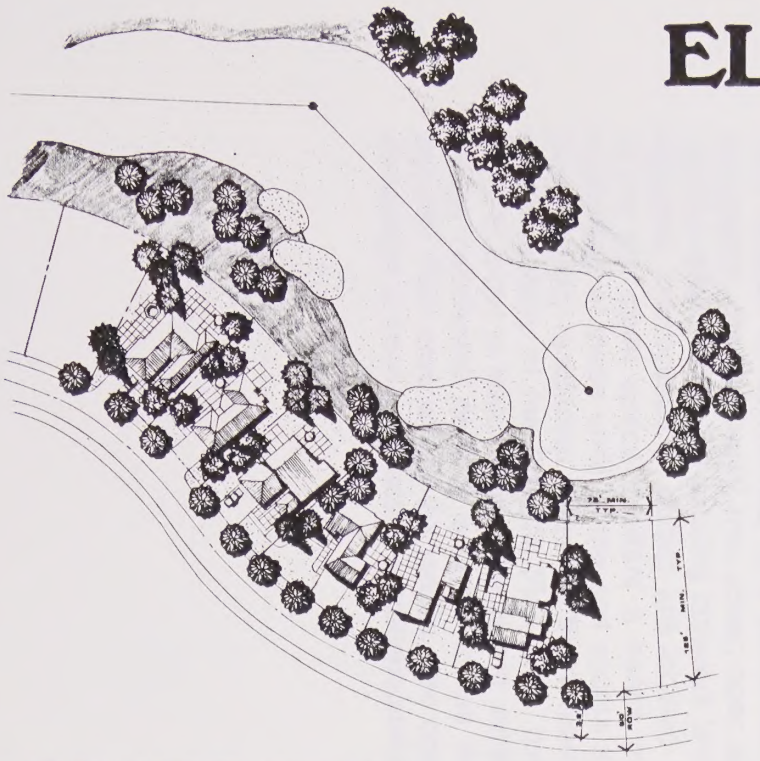
The most spectacular aspect of the El Dorado Hills Specific Plan is its treatment of the views from the ridgetops. As a result of differing degrees of slope, tree cover, rock outcropping, and proximity to open space two sizes of view parcels are proposed. The smaller View Lot will range in size from 15,000 to 25,000 square feet, and the larger View Estate will range from 25,000 to 35,000 square feet. View Lots will be a minimum of 100 feet wide, and View Estates will be a minimum of 150 feet wide. It is anticipated that with this type of residential lot, construction will be concentrated on the more buildable portions and a large percentage of the lot will be left undeveloped or unimproved through nondevelopment easements. Since these lots will be located off the ridge lines, construction within the lot will be so located that its visual impact is minimized from the rest of the community. Specific restrictions (CC&Rs) will be placed on each lot governing house placement, as well as amenity and fence location and design, at the time of subdivision approval. Most of these lots will be adjacent to public or private open space, and will be subject to careful review under the Design Guidelines.

EL DORADO HILLS

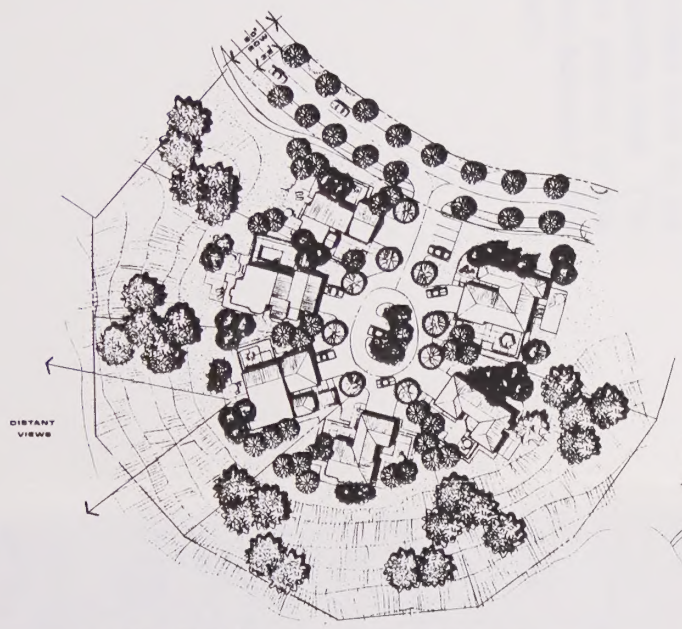
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS

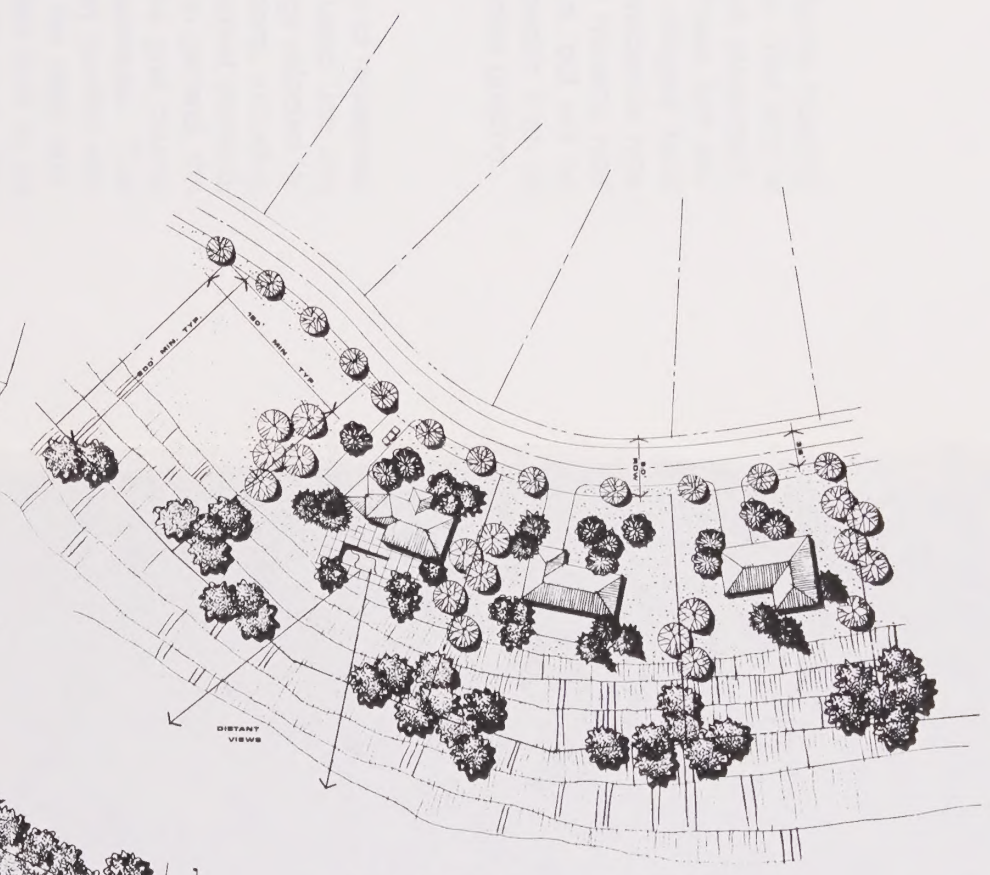
8



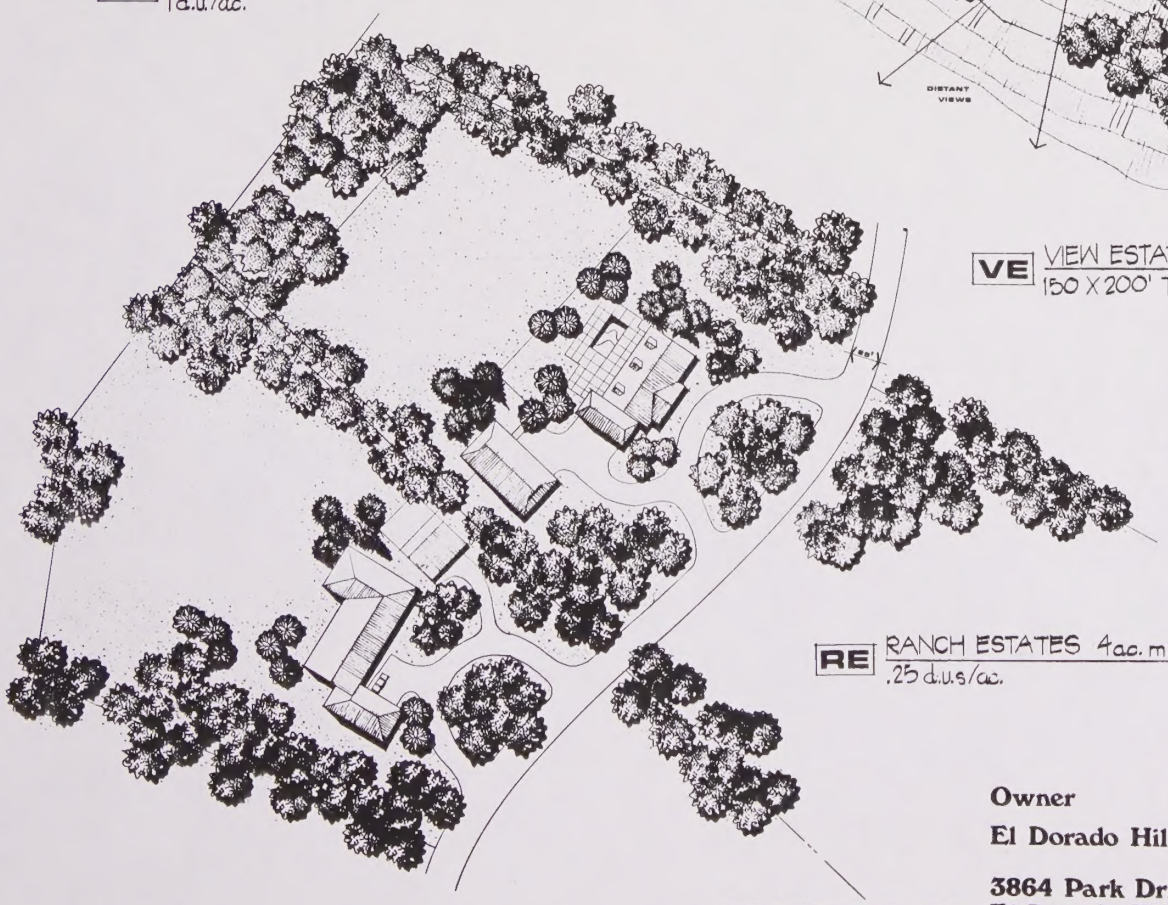
FE FAIRWAY ESTATE 9,000 S.F.
7.5 X 125' TYP. 3 d.u.s/ac.



VE VIEW ESTATE CLUSTER 30,000 S.F.
1 d.u./ac.



VE VIEW ESTATE (FEE LOT) 30,000 S.F.
150 X 200' TYP. 1 d.u./ac.



RE RANCH ESTATES 4ac. min.
.25 d.u.s/ac.

SEPTEMBER 25, 1987

Owner

El Dorado Hills Investors, Ltd.

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

b) Ranch Estates (RE)

Ranch Estates will contain the largest lots of the single family housing types. These lots will be a minimum of 4 acres in size. The size of these lots will allow the greatest flexibility in structure placement, amenity development, and other permitted uses. These lots are located on the periphery of the Plan Area where villages abut adjacent offsite land uses that are similar in size and residential type or adjacent to agricultural preserves. This is the only housing type that will not be developed as a planned development, but will be subject to the design review requirements of the Specific Plan to ensure protection of trees and natural habitat, and minimize grading.

2.4 Location of Dwelling Unit Types

The Specific Plan Map (Figure 4) indicates the location of residential land use in villages throughout the Plan Area. The Land Use and Circulation Map (Figure 9) indicates the type of dwellings selected for each location as determined by a combination of factors, including topography, drainageways, tree cover, open space, market demand, and the relationship with existing adjacent land use. In general, the attached townhouses (7 du/ac) are located along the golf course where the open space it offers a sense of spaciousness. The orientation of these units to the golf course avoids any conflict with lower density residential areas. In those areas along the north and east periphery of the Specific Plan area, the densities tend to be lower in order to match those of adjacent rural residential uses. The lowest residential density is found in the northern portion of the Specific Plan area where the terrain, tree cover, and adjacent uses encourage a more rural, estate-lot development pattern.

Table 1
Summary of Residential Use by Development Neighborhood

Specific Plan Area	Dwelling Units	Gross Acres	Gross Density/AC	Net Acres	Net D.U./Ac	
NORTH UPLANDS GOLF COURSE NEIGHBORHOOD						
Village H	362			160		
Village I	699			134		
Village J	365			162		
Village K	458			236		
Village L	56			25		
Village M	37			148		
Subtotal	1977	1483	1.33	865	2.29	
SOUTH UPLANDS GOLF COURSE NEIGHBORHOOD						
Village C	482			252		
Village E	282			109		
Village F	553			107		
Village G	905			192		
Subtotal	2222	1026	2.17	660	3.37	
VALLEY FLOOR NEIGHBORHOOD						
Village A	606			151		
Village B	212			53		
Village D	1051			250		
Village P	~~255~~	90		53		
Village Q	~~110~~	27		~~64~~	27	
Village V	~~16~~	0		7		
Subtotal	~~2254~~	~~1108~~	~~2.03~~	~~578~~	~~3.90~~	
	1986	1071	1.85	541	3.67	
Residential total	~~6453~~	~~3617~~	~~2.03~~	~~2183~~	~~3.07~~	Net Density*
	6185	3580	1.72	2066	2.99	(Specific Plan Area)
COMMERCIAL NEIGHBORHOOD						
Village T	0	126		126		
Village U	0	130		130		
Subtotal	0	256	0.0	256	0.00	
MISC.						
Village Green	0			27		
Village R	0			157		
Village W	0			13		
Circulation	0			139		
Schools	0	60		60		
Golf Course	0			370		
Open Space	0			808		
Grand Total	~~6453~~	~~3933~~	~~1.64~~	~~3933~~	~~1.64~~	Gross Density*
	6185*	3896*	1.58*	3896*	1.58*	(Specific Plan Area)

* See Glossary

* These numbers have been changed due to Planning Commission deliberations and may not be internally consistent throughout this document.

EL DORADO HILLS

EL DORADO COUNTY, CA

LAND USE & CIRCULATION MAP

(Illustrative) 2

Green Valley Road

PG&E SMUD ROW

Silva Valley Parkway

Stonegate Village

Harvard Way

High School

El Dorado Hills Boulevard

Wilson Blvd

Existing Golf Course

US Highway 50

Latrobe Road

County Club Drive

Bass Lake

Bass Lake Road

RE

DELETED FROM PLAN

SEPTEMBER 25, 1987

0 500 1000 1500 2000 2500

SITE INFORMATION

COM	COMMERCIAL
SFD	SINGLE FAMILY RESIDENCE 4.0 DU/ACRE
AGT	ATTACHED ON GOLF COURSE 7.0 DU/ACRE
PH	PATIO HOMES 4.5 DU/ACRE
FE	FAIRWAY ESTATES 3.0 DU/ACRE
EH	ESTATE HOUSING 2.25 DU/ACRE
VL	VIEW LOTS 2.0 DU/ACRE
VE	VIEW ESTATE 1.0 DU/ACRE
RE	RANCH ESTATE .25 DU/ACRE

MAJOR CIRCULATION

OPEN SPACE

GOLF COURSES

DRAINAGE R.O.W.

LAKE

COUNTRY CLUB

VILLAGE GREEN

SCHOOL SITE

CHURCH SITE

B VILLAGE

B-1 SFD NEIGHBORHOOD PRODUCT TYPE

(F) FIRE STATION

(Fe) FIRE STATION ALT.

BUS STOP

(P) PARK & RIDE

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

2.5 Development Neighborhoods

The Specific Plan villages are grouped into four Development Neighborhoods defined by topography and other environment conditions, logical development sequencing, and by the availability of basic road systems and basic utilities (sewer, water, gas and electricity). Schools, parks, and open space areas have been identified for each neighborhood and are discussed in the descriptions of each village.

The four neighborhoods are shown on Figure 10 and identified as:

1. The North Uplands Golf Course Neighborhood
2. The South Uplands Golf Course Neighborhood
3. The Valley Floor Neighborhood
4. The Commercial Neighborhood

2.5.1 Development Neighborhood #1

The North Uplands Golf Course Neighborhood is an area that generally lies in the northeastern portion of the Specific Plan area. It consists of gently rolling to steep terrain with significant view potential and large concentrations of tree cover. It is proposed that the steep hillsides be preserved in open space or lower density rural uses. This neighborhood is envisioned as a golf course and country club neighborhood. A country club and related facilities could be provided north of Country Club Drive, although its location will depend upon the final design and plan for golf course development. The golf course is played through the valleys and intermittent drainage ways, leaving the most buildable areas for residential development of six distinct villages. Each village and its anticipated housing types have been selected based upon the natural site constraints and amenities. The circulation patterns are planned to be located on the ridge lines in order to reduce site disturbance and optimize view potential within the villages. Country Club Drive functionally divides the North Uplands Golf Course Neighborhood from the South Uplands Golf Course Neighborhood.

The villages within the North Uplands Golf Course Neighborhood include the following:

VILLAGE "H"

Village "H" is defined by open space and steep topography to the west and a portion of the golf course to the east. This village is anticipated to be traversed from north to south by private roads connecting the Country Club facility with Silva Valley Parkway. A school site is planned near the southerly end of the village and will be located with the filing of a tentative subdivision map for this village. Portions of this village bordering the proposed golf course would accommodate Fairway Estate (FE) residences, while the higher elevations along the ridge lend themselves to View Lots (VL). Areas within the village without these amenities, but with tree cover and slightly steeper slopes permit the larger lots associated with Estate Homes (EH). Village "H" would accommodate approximately 362 dwelling units.

VILLAGE "I"

Village "I" is encircled by the proposed golf course and may include a country club and related facilities. It is an area characterized by lower elevations and gentle slopes, and is located in the center of the development neighborhood. As a result, the outer boundaries of Village "I" are appropriate for Attached Golf Townhomes (AGT) and Fairway Estates (FE). The interior portions of the village, with more level topography, are appropriate locations for Single Family Detached (SFD) homes.

This village is also planned to include a neighborhood park encompassing approximately 3 acres, the location of which will be determined with the filing of a tentative subdivision map for this village. Village "I" would accommodate approximately 699 dwelling units.

VILLAGE "K"

Village "K" is defined by the northeast boundaries of the Specific Plan area, the golf course on the west, and the main east-west arterial (Country Club Drive) to the south. The village contains significant tree cover, and includes a knoll which offers panoramic

EL DORADO HILLS

CONCEPTUAL NEIGHBORHOOD PLAN

LEGEND

1 NORTH UPLANDS NEIGHBORHOOD

2 SOUTH UPLANDS NEIGHBORHOOD

3 VALLEY NEIGHBORHOOD

4 COMMERCIAL NEIGHBORHOOD

SEPTEMBER 25, 1987

0 500 1000 1500 2000 2500

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

views of the Sacramento Valley, Folsom Lake, and the Sierra Nevada Mountains. Subdivision design and placement of structures will be subject to design review to preserve as many of the existing live oaks within this village, as possible.

The easterly edge of village "K" abuts the existing rural parcels of Green Springs Estates, and therefore the lower density Ranch Estates (RE) lots act as a transition between those existing rural lots outside of the Plan Area and the Estate Home (EH) lots located toward the interior of the village. Westerly facing slopes fronting on the golf course are appropriate locations for the lower density View Estates (VE). Single Family Detached (SFD) residences are proposed along Country Club Drive and along the golf course frontage where the topography would not accommodate attached dwelling units. This development pattern would permit Village "K" to accommodate approximately 458 dwelling units.

VILLAGE "J"

Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes the Bass Lake Road and the Bass Lake water reservoir which is designated as open space.

This village is not adjacent to a golf course or specific plan open space areas and contains level to gently rolling topography. The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) ~~and View Estate (VE)~~ lots are provided. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

Village "J" also includes four-acre and six-acre neighborhood commercial sites on the west and east sides of Bass Lake Road, respectively. These uses are intended to serve the daily shopping needs of the future residents in the vicinity. Village "J" would accommodate approximately 365 dwelling units.

Specifically, parcels which abut the plan area boundary are to be four acre minimum.

VILLAGE "L"

Village "L" represents the smallest village in the Specific Plan area, constituting an island of development surrounded by natural open space or a golf course. With its heavy tree cover and location on a prominent knoll, the site is established as a separate, unique village, and the larger Estate Home (EH) lots are appropriate. A low-lying area east of the village is designated for a future water retention pond to accommodate drainage in the area. This lake also provides an accessible water amenity within the North Uplands Golf Course Neighborhood. Village L is appropriate for only 56 dwelling units.

VILLAGE "M"

Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4 to 7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public right of way. Road connections to the north are not anticipated to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M", although large in acreage, is appropriate for approximately 37 dwelling units.

VILLAGE "R"

Village "R" constitutes 157 acres of the El Dorado Irrigation District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surrounding properties are no longer available for public use. The lake is now a potable water storage area for use by EID as a source of gravity domestic water for the El Dorado Hills area. A treatment plant and caretaker's residence are also situated in Village "R".

In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if it is feasible should be returned to public recreational use in the future. No development is proposed for Village "R".

2.5.2 Development Neighborhood #2

The South Uplands Golf Course Neighborhood constitutes an area lying between the North Uplands Golf Course Neighborhood and Highway 50 in the southeast portion of the Specific Plan area. It is a large area of gentle slopes and less tree cover than the North Uplands Golf Course Neighborhood. This results in less area being available for preservation as natural open space. However, additional water amenities are provided to increase the riparian habitat and the visual character of this neighborhood. Envisioned as a second golf course community, this neighborhood would also permit construction of an 18-hole golf course through the valleys and drainage course. Overall densities in this neighborhood are slightly higher due to the difference in topography and the need to maximize effective open space.

In addition to the golf course, a country club and related facilities also may be provided south of Country Club Drive, although its location will depend upon the final design and plans for golf course development. The South Uplands Golf Course Neighborhood contains four separate villages oriented to the golf course and natural open space areas. Consistent with the Specific Plan, certain housing types are also allocated in this neighborhood based upon natural land constraints and proximity to existing or planned amenities.

The villages within the South Uplands Golf Course Neighborhood include the following:

VILLAGE "C"

Village "C" is defined by the contiguous natural open space areas to the west and south and the proposed golf course to the east. This village also lies along a north-south ridgeline of gentle to moderate slopes which contain very few trees but excellent views of the

Sacramento Valley. View Lots (VL) are designated along the west side of the ridge, with larger Estate Homes (EH) anticipated in the interior of the village and on the east ridgeside. Fairway Estates (FE) are suitable uses fronting the golf course at the east side of the village. An area of Ranch Estate (RE) rural lots is indicated at the far southeast portion of the neighborhood where steeper slopes along Carson Creek suggest less intensive development. The larger rural lots, in conjunction with designated open space, continue the provision of a buffer to the existing rural patterns immediately beyond the Specific Plan area. A water retention pond is planned for the upper reaches of Carson Creek, to the east of Village "C", to provide drainage control for the golf course and a visible water amenity in the area. Village "C" would accommodate 482 dwelling units.

VILLAGE "E"

Village "E" constitutes another residential island completely surrounded by the golf course and is adjacent to the proposed country club facility. The village generally slopes to the west with a moderate grade, and lies between two ridgelines. As a result, view potential is limited. In spite of being devoid of tree cover, the topography of the site warrants the allocation of the larger Estate Homes (EH) in the center of the village, encircled by Fairway Estates (FE) which front on the golf course. This village will accommodate approximately 282 dwelling units.

VILLAGE "F"

Village "F" is the third island of residences surrounded by the golf course. The topography is more gentle and tree cover very limited. The interior of this village is appropriate for Single Family Detached (SFD) homes, with a band of Attached Golf Townhomes (AGT) fronting the golf course on the periphery of the village. This village will also include a neighborhood park encompassing approximately 2 acres at a location to be determined with the filing of a tentative map for this village. A total of 553 dwelling units would be appropriate for Village "F."

VILLAGE "G"

Village "G" is an elongated village bounded by Country Club Drive on its north and east edges and the golf course on the west. The topography is flat to very gently rolling and includes occasional clusters of trees and rock out-croppings that increase in concentration at the easterly edge. Rural uses, outside of the Specific Plan boundary to the south, encourage larger lot ~~Estate Homes (EH)~~ at the south edge of this village as well as a neighborhood school and park. The park, approximately 4 acres in size will also serve as a buffer to those adjacent rural uses. The school and park will be more precisely located with the filing of a tentative subdivision map for this village.

RANCH ESTATE (RE)

Proximity to the golf course and more level terrain for construction on the site permits Attached Golf Townhomes (AGT) along the border of the golf course. Patio Homes (PH) are appropriate for level areas along Country Club Drive, which will be in conformance with the higher density single-family residences proposed on the opposite side of County Club Drive from Village "G".

A retention pond is also designated for this village. It will accommodate golf course drainage, create additional habitat, and increase the area's visual character. This village will accommodate approximately 905 dwelling units.

2.5.3 Development Neighborhood #3

The Valley Floor Neighborhood runs in a north south direction within the westerly portion of the Specific Plan area, and encompasses the geographic feature often referred to as Silva Valley. This neighborhood is bisected by future Silva Valley Parkway as well as Country Club Drive and Wilson Boulevard. This neighborhood not only provides the primary entry into the Specific Plan area from the proposed interchange at Silva Valley Parkway and Highway 50, but also serves as the entry to the North Uplands and South Uplands Golf Course Neighborhoods to the east.

The intersection of Silva Valley Parkway and Country Club Drive will be the prime vehicular intersection within the Specific Plan area. Because of its central location within this neighborhood, and its visual

Specifically, parcels which abut the plan area boundary are to be four acre minimum.

importance to the Specific Plan area, the area within this intersection is designated as the Village Green/Community Center. This unique location has caused land uses at this site to be designated for public and community-oriented facilities (park land, open space, and limited commercial uses) and to serve as a focal point of identity for the entire community. As mentioned previously, this neighborhood includes Silva Valley, and is bounded by large contiguous areas of natural open space on the hillsides to the east and west. It also includes the Silva Valley Parkway/Highway 50 interchange near the southern boundary. This neighborhood contains the most level areas within the Specific Plan area and, with few clusters of trees, lends itself to higher density residential uses.

The villages within the Valley Floor Neighborhood include:

VILLAGE "A"

This village lies to the east of Silva Valley Parkway and south of the Village Green/Community Center and abuts natural open space on the east. With its flat to gently rolling topography and proximity to the primary community entrance, this village is planned for Single Family Detached (SFD) residences, possibly incorporating a man-made lake in order to create a visual water amenity within the village and within view of the Highway 50 entry into the residential neighborhoods.

This village also will include an elementary school site and a neighborhood park encompassing approximately 3 acres at locations to be determined with the filing of a tentative subdivision map for this village. Approximately 606 dwelling units would be accommodated within Village "A".

VILLAGE "B"

Village "B" also lies east of Silva Valley Parkway adjacent to the Village Green/Community Center and natural open space area. Its location, east of the existing Oakridge High School, also includes a proposed intermediate school, the location of which will be determined with the filing of a tentative subdivision map for this village. The remainder of the village, with its gentle to moderate grades, random tree clusters and rock outcroppings would be appropriate for Single Family Detached (SFD) residences. Village "B" is planned for approximately 212 dwelling units.

VILLAGE "D"

Village "D" lies to the west of Silva Valley Parkway, east of El Dorado Hills Boulevard The largest portion of Village "D" is surrounded on the west and south by contiguous natural open space. The village abuts the existing Oakridge High School to the north. The proposed extension of Wilson Boulevard bisects the site in an east-west direction providing a spectacular visual entry into the valley floor neighborhood from the open space ridgetop lying between Village "D" and El Dorado Hills Boulevard The easterly portions of the village are naturally level with few trees, except for the heavy concentrations of trees and wildlife habitat along the creek at the easterly edge of the village. This creek and its vegetative area are preserved in natural open space and buffered from Silva Valley Parkway by an 80-foot landscape easement incorporated within the Silva Valley Parkway street standard.

Those portions of the site that lack tree cover, combined with the most level portions of the village, can accommodate the higher density Patio Homes (PH). This housing type is located within Village "D" close to the Village Green/Community Center, an approximately 6-acre park to be located adjacent to the high school and a proposed elementary school.

In the portions of Village "D" composed of gentle to moderate slopes (south of the proposed Wilson Boulevard extension), larger lot Single Family Detached (SFD) homes would conform to the natural constraints of the site. The westerly portions of Village "D" include ridgetop areas with views to the west. These ridgetops, which contain few trees and front on a large natural open space area on the west, are designated for View Lots (VL).

A discontiguous portion of Village "D" lies west of the open space area, immediately contiguous to the existing El Dorado Hills Public Golf Course. Access to this site will be via the extension of Wilson Boulevard. The site contains moderate to steep slopes, and overlooks the golf course and portions of Park and Ridgeview Villages. Attached Golf Towhomes (AGT) fronting on the golf course are appropriate for this area. The private open space commonly associated with this housing type would blend with the natural open space to the east as required in the Design Guidelines. Village "D", in its entirety, will contain approximately 1,051 dwelling units.

VILLAGE "P"

Village "P" is located immediately north of and includes the proposed Silva Valley Parkway-Highway 50 interchange. Village "P" contains flat to gently rolling topography. The village could accommodate a portion of the potential lake contained in Village "A" to the north. The site is adjacent to open space on the west and residential and school uses on the east. Most of the site is currently zoned R-1, which is consistent with the El Dorado Hills/Salmon Falls Area Plan, and the policies of the Specific Plan. As a result, this area is allocated for single family residential uses. The entries to this village from Silva Valley Parkway are specifically located at the northwest corner of the village in order to prevent traffic flow conflicts immediately adjacent to the future Silva Valley Parkway/Highway 50 interchange. This will also permit earlier development of the village should Silva Valley Parkway be extended southward from the Village Green in the initial phases of the Specific Plan buildout. As the primary entrance into the Specific Plan area, Silva Valley Parkway is proposed to have significant landscaped buffers on both sides of the right-of-way to help buffer residential uses from potential road and freeway ramp impacts.

Development of Village "P", also will be subject to the standards contained in the Design Guidelines. Village "P" would accommodate 90 ~~265~~ dwelling units.

VILLAGE "Q"

Village "Q", located on the north and south sides of Highway 50, is indicated for residential uses consistent with the El Dorado Hills/ Salmon Falls Area Plan. The portion north of Highway 50 contains several 5-acre parcels, with residences fronting on Highway 50 and on flat land adjacent to Carson Creek. The portion south of Highway 50 fronts on White Rock Road, south of the Silva Valley Parkway and Highway 50 interchange, and contains the easterly side of a moderately steep knoll. ~~The Specific Plan designation for a portion of Village "Q" as open space is an accommodation of the existing agricultural preserve.~~

north of Silva Valley Road and low intensity commercial uses south of Silva Valley Road.

This portion of Village "Q" has been deleted from the Plan.

Land west of the agricultural preserve contains a PG & E substation, one residence, and a cemetery. This area is located on the knoll mentioned above and is appropriate only for single-family uses. The entire village will therefore contain approximately ~~126~~ 27 residences.

VILLAGE "V"

Village "V" also lies north and south of Highway 50, adjacent to Villages "P" and "Q" in the Valley Floor Neighborhood. Both parcels are relatively flat, and will be impacted by the future access ramps of the Silva Valley Parkway/Highway 50 interchange. The northern portion of Village "V," with its level topography and lack of tree cover, is shown in the Specific Plan for ~~residential density~~ in concert with adjoining Village "P." The southern portion of Village "V," although level in topography, is designated as open space in consideration of its proximity to the existing agricultural preserve ~~included in Village "Q."~~ As a result, Village "V," in total, is appropriate for seven dwelling units, all of which are located on the northern portion.

2.5.4 Development Neighborhood #4

The Commercial Neighborhood is located south of Highway 50 and bisected by Latrobe Road. This neighborhood contains Villages U & T which are more precisely described in subsection 3.2.1 "Regional Commercial (Villages U & T)."

low intensity commercial uses .....

Section 3
Commercial Land Use Element

SECTION 3. COMMERCIAL LAND USE ELEMENT

3.1 Concept

Commercial land uses are limited by the Specific Plan to the major commercial area designated by the El Dorado Hills/Salmon Falls Area Plan which are south of Highway 50 at Latrobe Road and designated in this plan as Villages "U" and "T"; a neighborhood shopping area in Village "J" in the vicinity of Bass Lake Road; and an existing retail commercial center located at El Dorado Hills Boulevard and Highway 50. It is the intent of the Specific Plan to protect and preserve these designated commercial areas and to avoid a proliferation of commercial uses.

3.2 Characteristics of Commercial Land Use

3.2.1 Regional Commercial (Villages U and T)

These two villages, totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Further, in addition to serving the needs of area residents, commercial uses in this area will also serve Highway 50 travelers. Approximately 1.5 million square feet of floor space could accommodate a combination of retail and service commercial uses. The types of uses to be included in this area include, but are not necessarily limited to:

	Village T	Village U
Major retail department stores	X	
Sporting goods	X	
Home improvement center	X	
Automotive sales and service	X	
Hotel/convention center		X
Restaurants	X	X
Medical facilities		X
Home furnishings	X	
Highway commercial	X	X
Office parks	X	X

a low intensity office and professional park at Silva Valley Road and Highway 50 .....

Interim commercial uses may be developed in this location to provide an economic base and services to the El Dorado Hills Community until the population can support a regional commercial center.

3.2.2 Village J (Bass Lake Area)

The two sites totaling 10 acres designated in this village for commercial use are intended to provide for a limited range of consumer goods and services. This area will constitute the primary convenience shopping center for the North and South Upland Golf Course Neighborhoods and proposed developments east of Bass Lake Road. These uses are intended to meet most of the frequently recurring consumer needs of the Specific Plan area residents.

Types of commercial uses in this village include, but are not necessarily limited to:

Grocery store
Drug store
Variety store
Beauty/barber shop
Restaurant/coffee shop
Cleaners

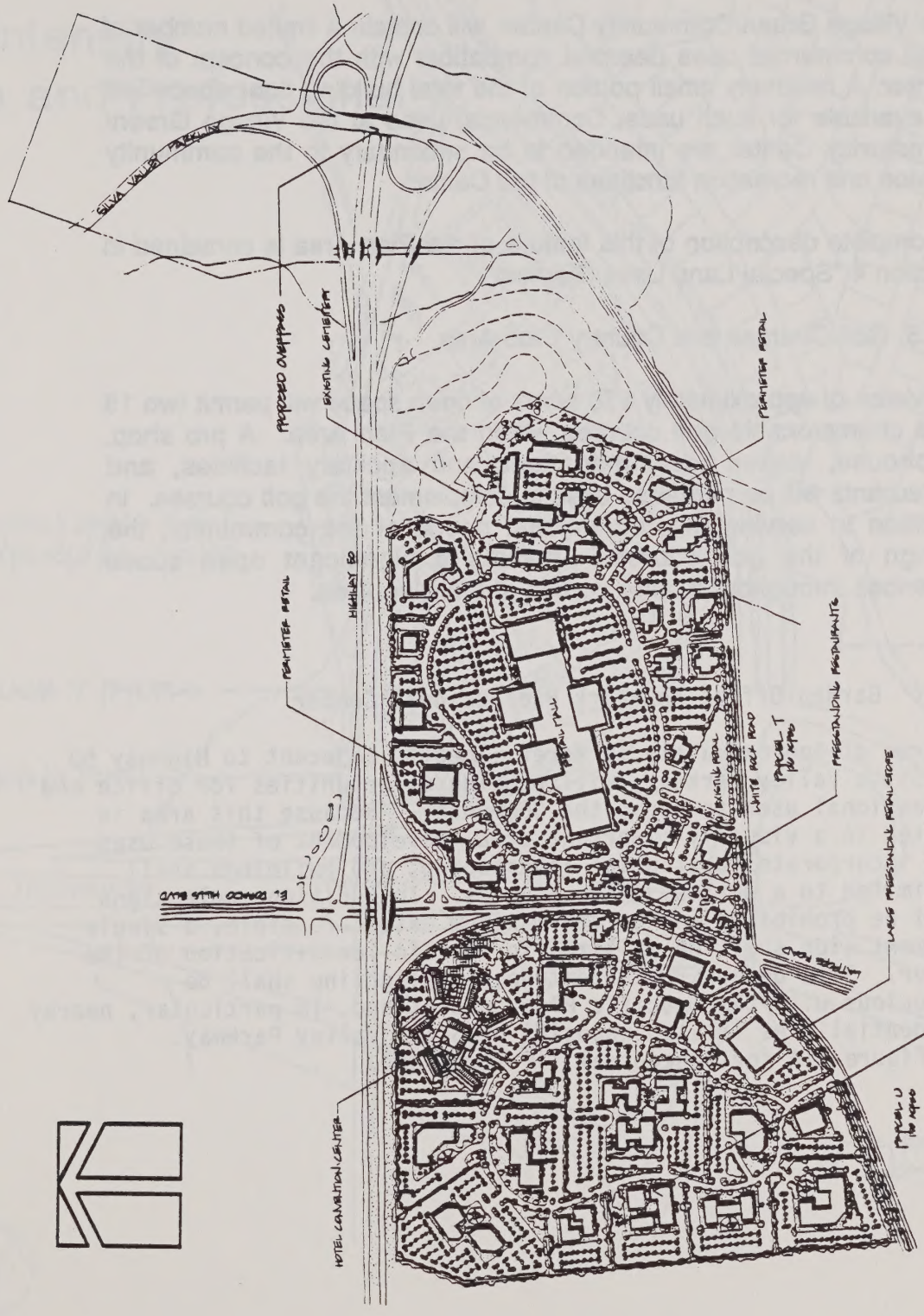
Site design, architecture and signing is intended to be harmonious with the Specific Plan concept and, in particular, nearby residential uses of the village.

3.2.3 Specific Plan Area

Additional retail commercial uses may be required to serve the residential neighborhoods of the Specific Plan area. Any such additional shopping areas shall be consistent with the goals and policies of the Specific Plan, shall be located to serve a particular neighborhood, and shall not exceed five acres in size. These additional locations will be sited to conveniently serve the trade area while minimizing traffic and noise impacts to the village.

FIGURE 11

CONCEPTUAL DEVELOPMENT NEIGHBORHOOD #4



3.2.4 Village Green/ Community Center

The Village Green/Community Center will contain a limited number of retail commercial uses deemed compatible with the concept of the Center. A relatively small portion of the total building floor space will be available for such uses. Commercial uses at the Village Green/ Community Center are intended to be secondary to the community service and recreation functions of the Center.

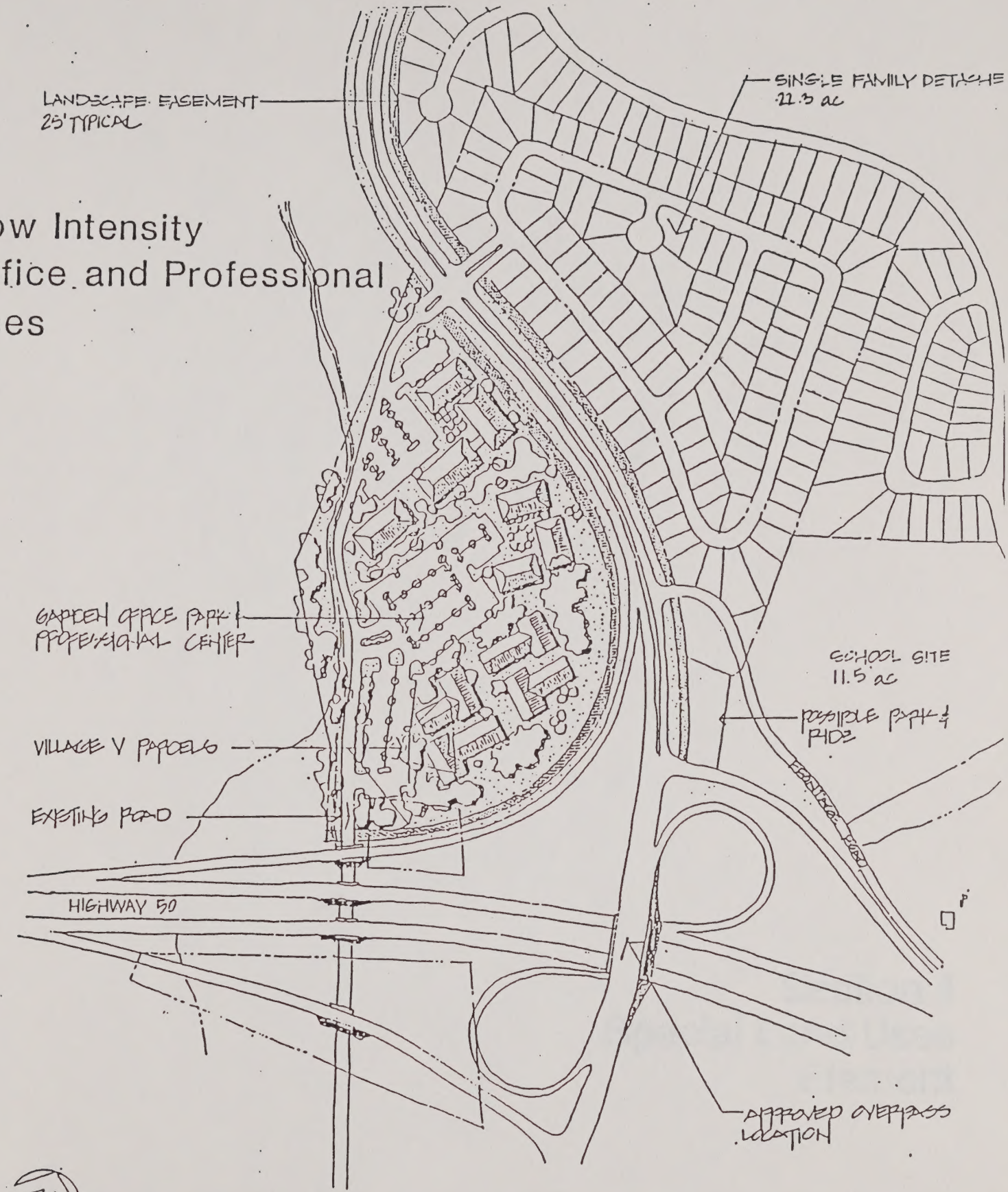
A complete description of this feature of the Plan Area is contained in Section 4 "Special Land Uses Element".

3.2.5 Golf Courses and Country Club Area

Provision of approximately 370 acres of open space will permit two 18 hole championship golf courses within the Plan Area. A pro shop, clubhouse, visitor accommodations and ancillary facilities, and restaurants will be permitted uses to complement the golf courses. In addition to serving the recreational needs of the community, the design of the golf courses provides a significant open space greenbelt throughout a large portion of the Plan Area.

3.2.6 Garden Office and Park Professional Center

An area of approximately 19 acres, located adjacent to Highway 50 and Silva Valley Parkway, will provide opportunities for office and professional uses to serve the Community. Because this area is located in a visually important area, development of these uses will incorporate substantial landscaping, and buildings shall be limited to a maximum of two stories. In addition, pole signs shall be prohibited and to the maximum extent feasible, a single monument sign shall be utilized for public identification of the center. Site design, architecture, and lighting shall be harmonious with the Specific Plan concept and, in particular, nearby residential uses located opposite of Silva Valley Parkway. See Figure 11A for Conceptual Illustrations.



Proposed General Plan Amendment

Section 4
Special Land Uses Element

4.1.1 Recreation Use

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed which is intended to provide a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities .

4.1.2 Community Services

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. An amphitheater also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge high school, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park create a pattern of activity that reinforces this area as the focal point of community life for El Dorado Hills.

4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities such as informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

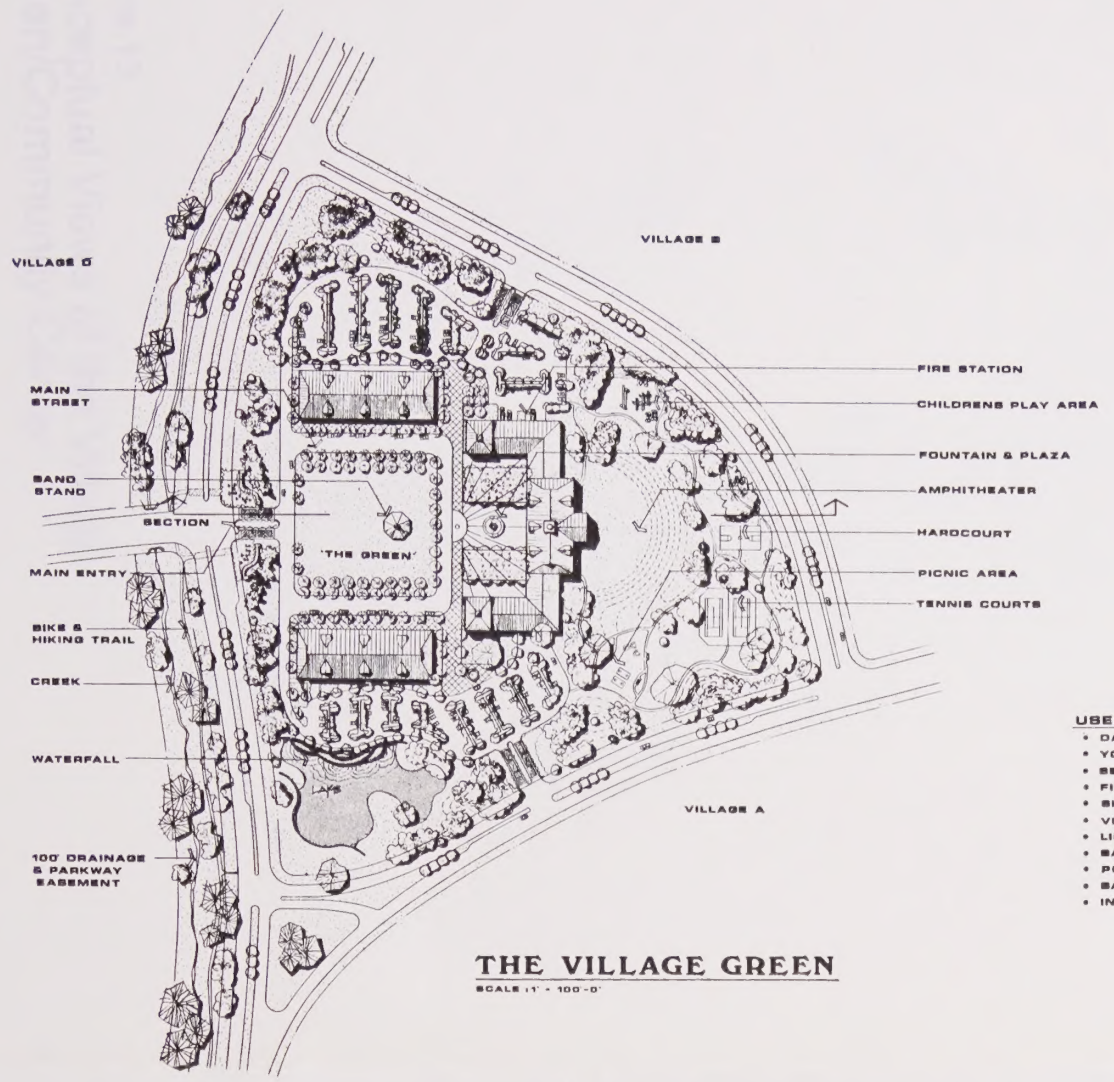
Sheriff Substation
Fire Station
Post Office
Library

and arts/cultural auditorium .....

EL DORADO HILLS

EL DORADO COUNTY, CA

THE VILLAGE GREEN
(Illustrative) 4



USES ON 'THE GREEN'

- DAY CARE CENTER
- YOUTH CENTER
- SENIOR CENTER
- FIRE STATION
- SHERIFF SUB-STATION
- VILLAGE HALL
- LIBRARY
- BANK
- POST OFFICE
- BAKERY / CAFE
- INFORMATION CENTER

THE VILLAGE GREEN
SCALE 1" = 100'-0"

TYPICAL SECTION THROUGH THE VILLAGE GREEN
NOT TO SCALE

ELEVATION OF VILLAGE CENTER
NOT TO SCALE

SEPTEMBER 25, 1987

Owner
El Dorado Hills Investors, Ltd
3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

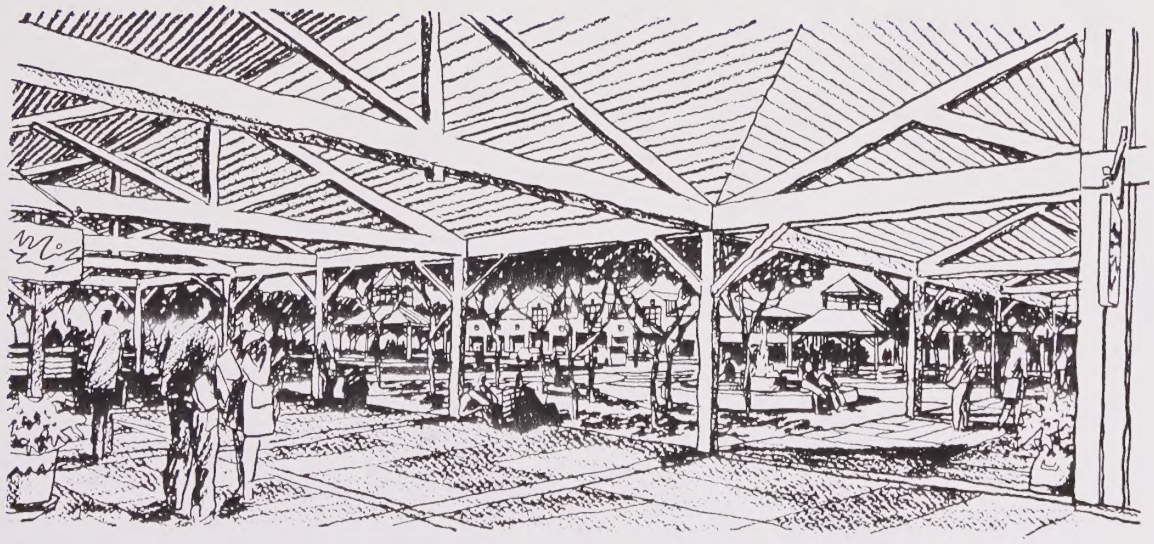
EL DORADO HILLS

EL DORADO COUNTY, CA

VIEWS OF THE VILLAGE GREEN

(Illustrative) 5

VIEW OF THE GREEN



VIEW OF THE PLAZA

SEPTEMBER 25, 1987

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco, California

4.1.5 Retail Commercial

Retail activities are limited to small, convenience oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50 and El Dorado Hills Boulevard or in the Bass Lake area. Such uses may include, but are not limited to:

Cafe
Delicatessen
Bakery
Child care
Florist
Gift shop
Small, professional service offices
Real estate offices
(Sales marketing office)
Hair stylist/barber
Cleaners
Pharmacy

4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

Major grocery market (over 15,000 square feet)
Super drug store
Home improvement materials
Department store
Franchise fast food with drive-thru facilities
Service station

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area

convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements as determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/ Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate non-vehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/ Community Center. A park and ride lot also may be appropriate at the Center.

4.2 Golf Course and Country Club

The Specific Plan, in general, is centered around two potential golf courses and related country club facilities. The golf courses are located in low-lying areas and on intermittent drainage courses where the topography and natural features will accommodate such uses. The area containing each golf course is designated by the Specific Plan as "natural open space" and will remain in open space use until the courses are actually developed. The golf courses provide 370 acres of open space and will be the major recreational and land use attractions within the Plan Area.

Integration of residential development with the open space and recreational amenities provided by the golf courses, under provisions of the County's Planned Development Ordinance, enables greater flexibility in site planning and maximizes effective utilization of open space and preservation of natural areas. The precise location, layout, and boundaries of the golf courses in relation to open space and residential areas may vary upon final design. Although retained as

open space prior to development, adjustments to the courses as presently shown will be necessary to accommodate natural features such as trees, rock outcroppings, and topographic changes identified during final design.

The courses are intended to incorporate the natural topography and drainage swales into the site design. Removal of existing trees will be limited, while additional trees will be of a variety indigenous to the area as required by the Design Guidelines.

To ensure that the boundaries of the courses blend visually with adjacent residential areas, fencing will be prohibited except where required for safety or security purposes. Where fencing is required, an open design shall be utilized, subject to site plan review.

The landscaping and water amenities of the golf courses in conjunction with the elimination of grazing, will create beneficial conditions for riparian and other natural habitat where it does not now exist. The policies of this Specific Plan will encourage this habitat production and ensure its preservation and protection.

4.3 Churches

Two church sites are located in the scenic hillside areas near El Dorado Hills Boulevard and Wilson Boulevard. These sites are indicative of the appropriate character of sites for such uses, and additional sites also may be located within the Specific Plan area. The two designated church sites will remain as open space unless developed for churches.

4.4 Other Uses

Certain quasi-public uses are provided within the Specific Plan area to meet the needs of residents. Day care, senior care, and similar uses are likely to locate primarily within the Village Green/Community Center, but other locations within the Plan Area also may be suitable. Commercial recreation, such as a racquet club and lodge, are intended to be located in the vicinity of the golf course country club. However, other locations also may prove to be desirable over the buildout of the Plan.

These two sites shall share a common encroachment onto El Dorado Hills Blvd.

Section 5
Circulation Element

SECTION 5. CIRCULATION ELEMENT

5.1 Concept

The El Dorado Hills Specific Plan provides for a comprehensive circulation system that includes streets, paths, and trails designed to facilitate safe and efficient movement within and through the plan area. The circulation system is also intended to enhance the natural scenic character of the plan area by minimizing grading and specifying right-of-way landscaping. Arterial streets connect with smaller streets at village entry points without penetrating residential areas. Pedestrian paths and trails provide a nonvehicular travel alternative for the convenience of walkers, joggers, bicyclists and equestrians.

5.2 Existing Streets

Portions of El Dorado Hills Boulevard, White Rock Road, Latrobe Road, Bass Lake Road and Highway 50 are the only existing streets within the Specific Plan area. El Dorado Hills Boulevard and Bass Lake Road are 2 and 4 lane streets, respectively, currently carrying average daily traffic (ADT) volumes of 11,700 ADT and 1,300 ADT. Highway 50 is a 4-lane divided highway with a median strip which currently carries an average of 28,500 vehicles per day between El Dorado Hills Boulevard and Bass Lake Road.

The only other major street in the vicinity of the Plan Area is Green Valley Road, located approximately 5,000 feet north of the northern most Plan Area village (Village M). This street connects the cities of Placerville and Folsom and carries an average of 6,100 vehicles per day between Francisco Boulevard and Bass Lake Road.

5.3 Planned Streets

A variety of street widths and designs are included to accommodate a range of anticipated traffic volumes in a manner compatible with adjacent land use. Consistent with the overall design theme of the Specific Plan, streets will generally be curvilinear in design, conforming both vertically and horizontally and as closely as possible to natural topography. Existing trees and other natural features are incorporated into the right-of-way landscape design and will be

Some streets are required as a result of plan area development, while others are a result of cumulative development in the El Dorado Hills area. A delineation of plan area streets and streets outside of the plan area is provided in the Summary of the traffic analysis for the El Dorado Hills Specific (see Attachment 1).

augmented by the installation of additional landscape features. Streets within certain private, gated villages will be designated as private streets. These will be designed and constructed to County standards, but will be maintained through a private homeowners association and will not be accessible to the general public.

Graphic descriptions of each street design are provided on Figures 14 and 15, but street names have not been formally designated. References in the Specific Plan are tentative only. The basic street design and the designation of specific street names are illustrated in Figure 9, Land Use and Circulation.

The following is a description of plan area streets:

5.3.1 Residential Street (50-foot-wide right-of-way,

The primary street design, to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Paved pedestrian paths and space for street trees will be included in the right-of-way. No provision is made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur within the street pavement without the use of specified bicycle lanes.

5.3.2 Residential Street (50-foot-wide right-of-way,

This street design will be used for the majority of the interior village streets. Included within the right-of-way is a 5-foot-wide paved pedestrian path, street trees, two 12-foot-wide travel lanes and an 8-foot-wide parking lane on one side of the street.

5.3.3 Minor Village Street (80-foot-wide right-of-way,

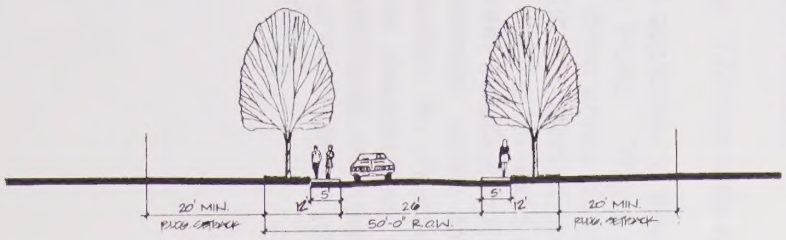
This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a 5-foot-wide paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

EL DORADO HILLS

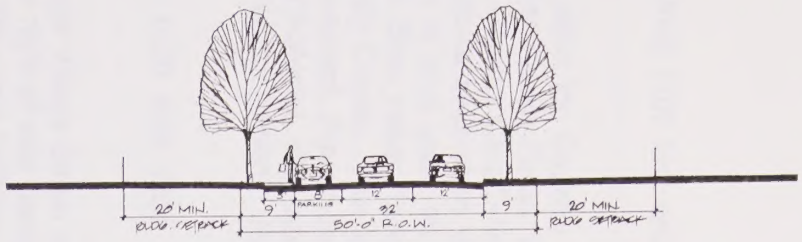
EL DORADO COUNTY, CA

TYPICAL ROADWAY SECTIONS

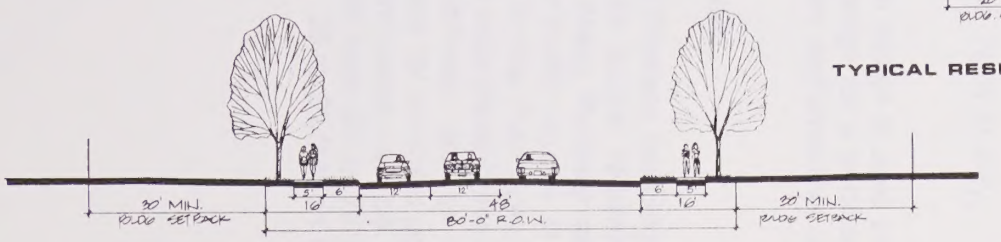
9



TYPICAL RESIDENTIAL STREET

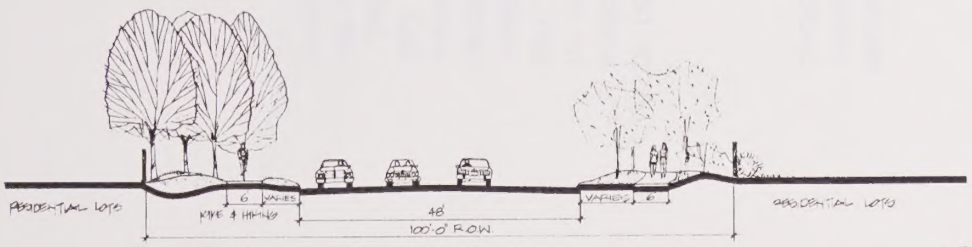


TYPICAL RESIDENTIAL STREET

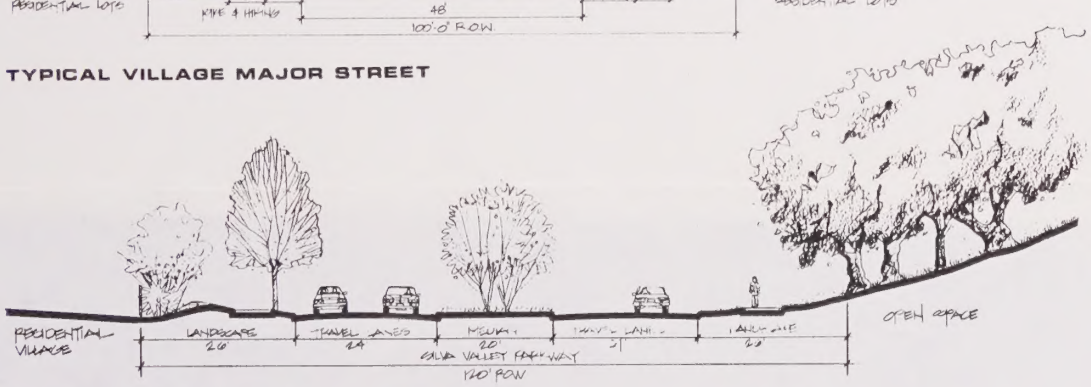


TYPICAL VILLAGE MINOR STREET

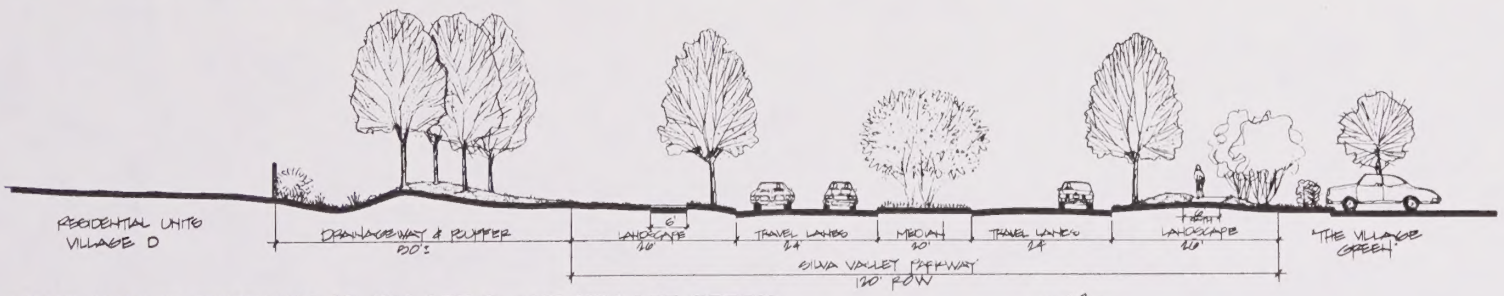
These road sections to be amended to include 4 foot paved shoulders within the pavement section. This will reduce the landscape section by an equal amount.



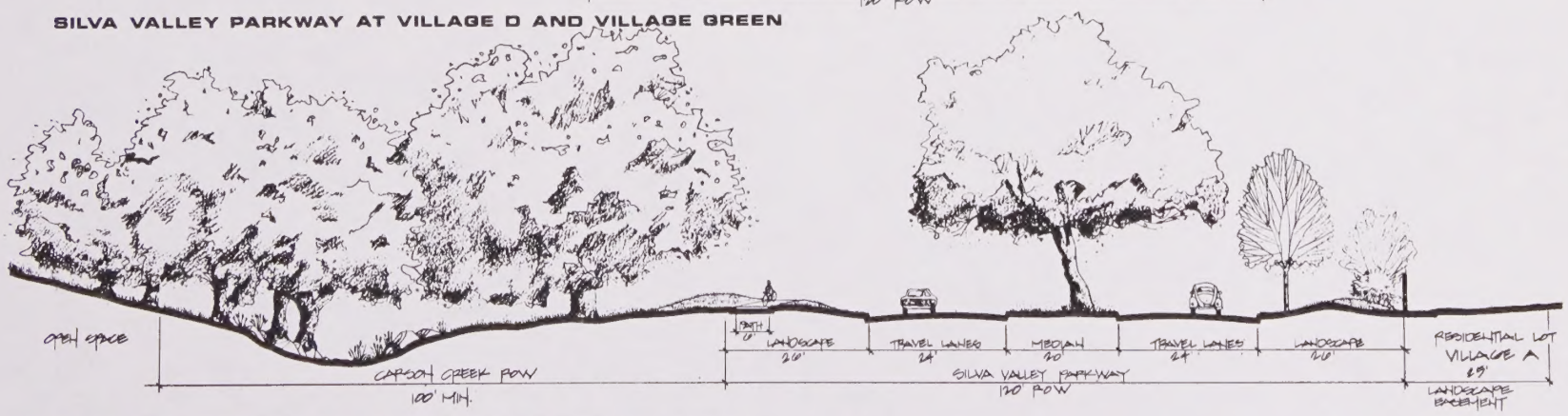
TYPICAL VILLAGE MAJOR STREET



SILVA VALLEY PARKWAY AT OPEN SPACE



SILVA VALLEY PARKWAY AT VILLAGE D AND VILLAGE GREEN



SILVA VALLEY PARKWAY AT CARSON CREEK AND VILLAGE A

Owner

El Dorado Hills Investors, Ltd.

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

SEPTEMBER 25, 1987

5.3.4 Major Village Street (100 foot wide right-of-way,

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street which connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes bicycle lanes on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping providing a varied separation from the street pavement. No provision is made for on-street parking.

5.3.5 Split Parkway (120 foot wide right-of-way,

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

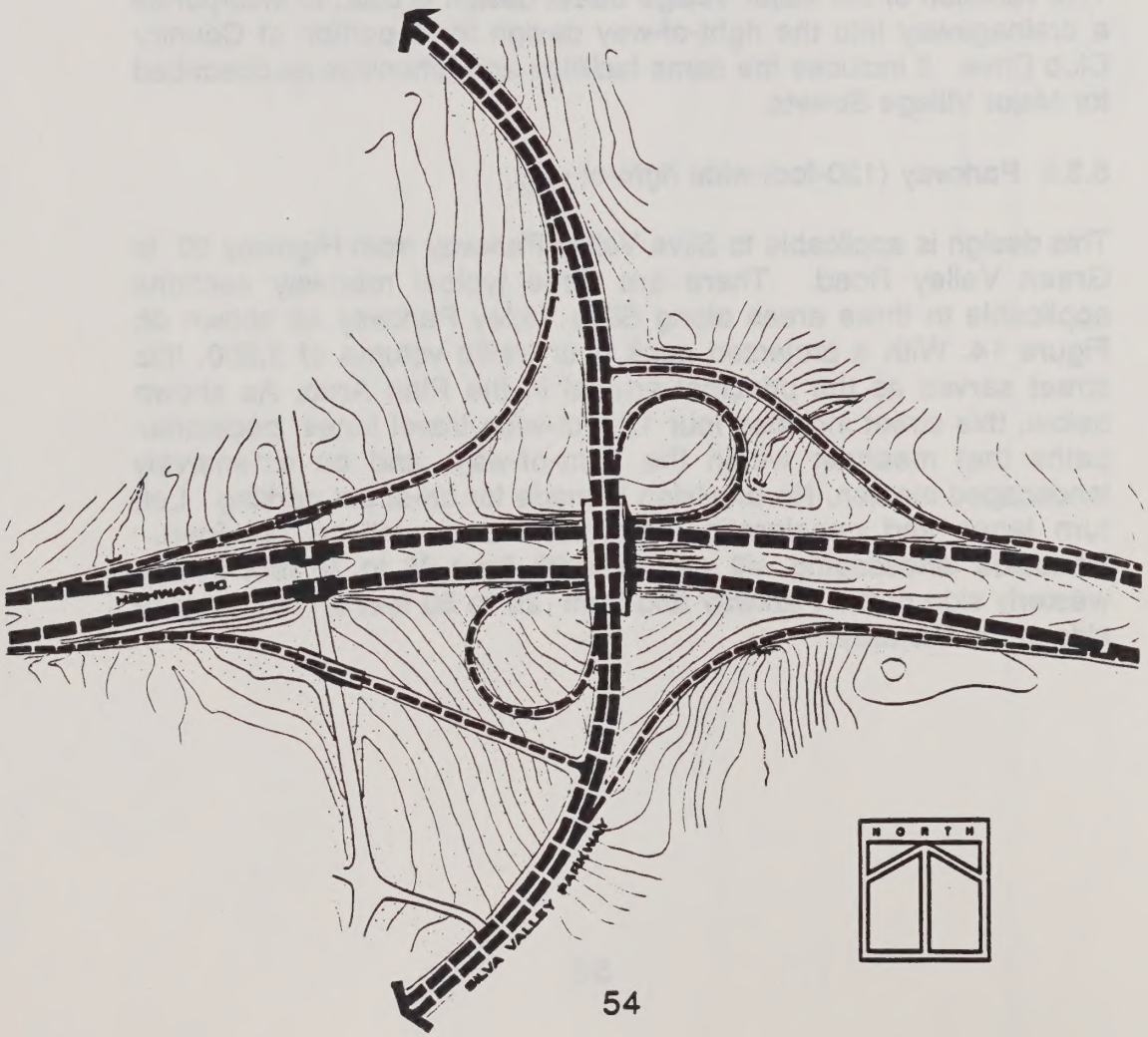
5.3.6 Parkway (120-foot-wide right-of-way,

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. There are three typical roadway sections applicable to three areas along Silva Valley Parkway as shown on Figure 14. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. As shown below, this street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. No provision is made for on-street parking. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the westerly side of the Parkway and from 26 to 50 feet on the easterly side of the Parkway.

5.3.7 Interchange and Silva Valley Parkway

A new interchange will be needed and is provided for at the intersection of Silva Valley Parkway and Highway 50. This interchange is expected to be a major entry to the Specific Plan area north of Highway 50. However, the primary demand for the interchange is generated by the El Dorado Hills Business Park and regional commercial uses on the south side of the highway. The interchange will be a partial cloverleaf design that will allow movement of traffic to and from the Specific Plan area on the north and south sides of Highway 50 in both an easterly and westerly direction. Figure 15 illustrates the conceptual design of this interchange.

The interchange shall be located and designed such that it will not infringe upon the existing cemetary and agricultural water source at Carson Creek. Access to adjacent properties shall be provided and relocated as required by the County.



5.4 Pedestrian Circulation

An extensive system of interlinked trails, paths or sidewalks are incorporated into the Specific Plan area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. The pedestrian routes are intended not only to provide an alternative to automobile travel but also to foster health and social interaction among residents. The natural character of the Plan Area lends itself to a multitude of outdoor activities that will be enhanced by the pedestrian system.

These routes will connect residential villages with the Village Green/Community Center, the Bass Lake commercial area, parks, and schools. They will be available for recreational uses such as hiking, jogging, and horseback riding. The trail system within the natural open space areas will connect with points beyond the Plan Area as provided for in the El Dorado Hills/Salmon Falls Area Plan.

The pedestrian routes included within the Specific Plan area will traverse a variety of terrain and will be dedicated with the public rights-of-way and public open space. These are summarized in the following paragraphs.

5.4.1 Natural Open Space

Natural open space areas may include trails within dedicated public easements. These trails will be connected with other areas to create a loop system within the Plan Area. Access to the trail system will occur at designated points along the public street right-of-way. Trails may be combined with fire access roads in certain instances. The final trail alignments will be determined following field surveys.

5.4.2 Residential Open Space and Private Property

Trails or paths designated on privately owned land and open spaces occur within easements dedicated for public access. These easements will be reserved for dedication with the filing of tentative subdivision maps for each village. In most instances, these occur in the private open space areas, the golf course and in

privately owned open space located in attached unit residential developments,. Trail easements not situated within open space easements will be required on a limited basis to provide connections between residential parcels to the trail system and to natural open space. Some trails may be paved and others may be covered with another all-weather surface such as gravel, crushed rock, or natural soil.

5.4.3 Drainageways

Where possible, unpaved dirt or all-weather trails will be located along the alignment of drainageways. Combined trail and drainageway easements are intended to provide a visually interesting trail environment while reducing the amount of land otherwise required for separate facilities. In most instances, the shallow depth and gradual slope of drainage channel banks will allow trails to be located close to the bank without the need for barrier fencing. In certain areas open rail fencing may provide an appropriate physical separation between trail users and the drainageway or adjacent uses.

5.4.4 Street Right-of-Way

Paved pedestrian paths will be provided within all street rights-of-way except the local residential streets. These paths will be paved with either concrete or asphalt, depending upon location, and will meander within the right-of-way to achieve an informal, rural appearance.

5.4.5 Regional Trail System

The El Dorado Hills/Salmon Falls Area Plan indicates a regional trail system that traverses portions of the Specific Plan. The Specific Plan provides for this trail in the alignment indicated in the El Dorado Hills/Salmon Falls Area Plan along Silva Valley Parkway and Country Club Drive. The right-of-way for each of these boulevards provides a trail that can be used by hikers and cyclists. This trail will connect to points outside the Specific Plan area including Green Valley Road, Bass Lake, the Community Park, Oak Ridge High School, and the bicycle trail along El Dorado Hills Boulevard.

5.5 Equestrian Trails

The Specific Plan provides for residential uses that will accommodate horses on single-family parcels in Village M. In addition, there are other properties adjacent to the Specific Plan area that will support equestrian activity. Therefore, provision of equestrian trails through the Specific Plan area should be considered as an appropriate facility for improvement by the public entity that will manage the public open space and landscape corridors. These include the right-of-way corridor for Silva Valley Parkway and Country Club Drive, the PG & E powerline easement at the north end of the Specific Plan area, and the natural open space areas.

5.6 Public Transit

Major arterial streets will be designed to accommodate local public transit. This will be accomplished by incorporating El Dorado County Transportation Commission design standards for bus turn-outs and shelters into the construction of Silva Valley Parkway and Country Club Drive and by ensuring that subsequent development of other Plan Area arterials also accommodates these standards.

5.7 Park and Ride

Space for a park and ride lot will be reserved near the intersection of Highway 50 and Silva Valley Parkway. The park and ride lot will be subject to design review and shall be approved by the County of El Dorado and by the Architectural Control Committee.

Section 6
Open Space Element

SECTION 6. OPEN SPACE ELEMENT

6.1 Concept

Open space plays a key role in the design and function of the Specific Plan area. While providing for wildlife habitat and passive recreation, it also serves to separate and define the villages that make up the Plan Area. Further, the preservation and maintenance of large areas of natural open space enhances the overall aesthetic and visual character of the Plan Area and the El Dorado Hills Community.

Open space designations are applicable to both public and private land and are applied in the public interest to preserve areas of visual or environmental significance. In some instances, the public interest will be served best by limiting access to open space lands. Such limitations are appropriate to protect certain wildlife habitats and plant communities and to prevent intrusion upon privacy.

6.2 Characteristics and Ownership

Five basic types of public and private open space are provided in the Plan Area: Natural Open Space, Residential Open Space, Golf Courses, Drainageways, and Parkland and School Playfields. These are described in the following paragraphs.

6.2.1 Natural Open Space

Approximately 978 acres, or 25 percent of the Specific Plan area, have been set aside as natural open space. This acreage occurs in areas of steep, visually prominent topography and dense vegetation. Natural open space, as shown in Figure 16, Open Space Map, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except the minimum necessary for maintenance, fire prevention, and those activities directly associated with the limited recreational use of the area. Portions to be held by public entities or by the private homeowners associations also are illustrated in Figure 16, Open Space Map.

Uses allowed will be restricted to those which have a minimal impact on the open space character, such as jogging, hiking and horseback riding. Limited recreational facilities may be included in both the

public and private open space areas where such facilities are compatible with the open space character. Commercial and residential structures are prohibited in these areas. An Open Space Management Plan shall be required to preserve the natural character of these areas while providing for fire protection and erosion control.

Natural open space constitutes the largest assemblage of undeveloped land in the Plan Area. An important feature of the natural open space is its relatively unbroken expanse and continuous flow. This aspect not only provides opportunities for long, uninterrupted trail systems, but also will preserve many wildlife habitats and travelways. Natural open space abuts the golf course in several locations.

Ownership and management of the natural open space will be retained initially by the propertyowner. Ultimately, ownership of and management responsibilities for portions of the public open space will be relinquished to other entities, such as the Community Service District or County of El Dorado. An Open Space Management Plan shall be prepared for all the natural open space. The Open Space Management Plan shall consider alternatives for ownership and maintenance of the natural open space. The plan shall also identify mechanisms for funding the ongoing maintenance and management of the public and private natural open space.

6.2.2 Residential Open Space

There are two types of residential open space. Attached dwelling units will have common areas that will be designated as residential open space to be owned and maintained by a homeowner's association. On individual lots, private open space will be designated and owned in fee by individual property owners, but will be constrained from certain uses by deed restrictions.

At the time of tentative map submittal to the County, a building envelope shall be established for each lot, and common areas with attached units will provide for flexibility of orientation, solar access, minimization of grading, preservation of trees, conformance with all setback requirements, and open space preservation on common areas, as applicable.

Prior to construction of residences, each structure location, orientation, building material, landscaping, fencing location and materials, and

In order to maintain the standards of protection, open space easements or similar restrictions shall be provided.

EL DORADO HILLS

OPEN SPACE MAP

SEPTEMBER 25, 1987

0 500 1000 1500 2000 2500

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

other physical improvements will be established during Design Review and approved by an Architectural Control Committee as provided for in the Design Guidelines and CC&Rs. Lots that abut natural open space may contain both development and nondevelopment areas. The development area shall be that which includes the building envelope, fencing, and intensive landscaping. The no-development area shall be one of residential open space, abutting either the designated public or privately owned space. This residential open space is intended to minimize fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss. Development and nondevelopment areas and building envelopes shall be designated on all tentative maps and approved by the Architectural Control Committee.

Figure 17
Plan View of Residential Open Space

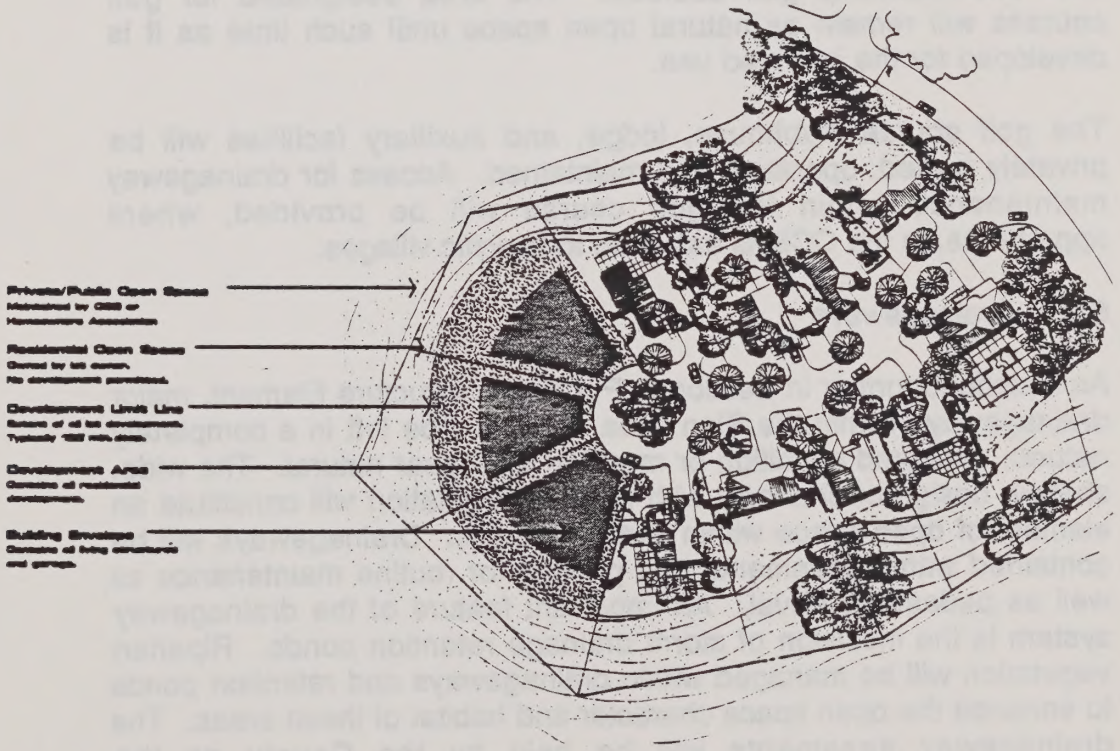
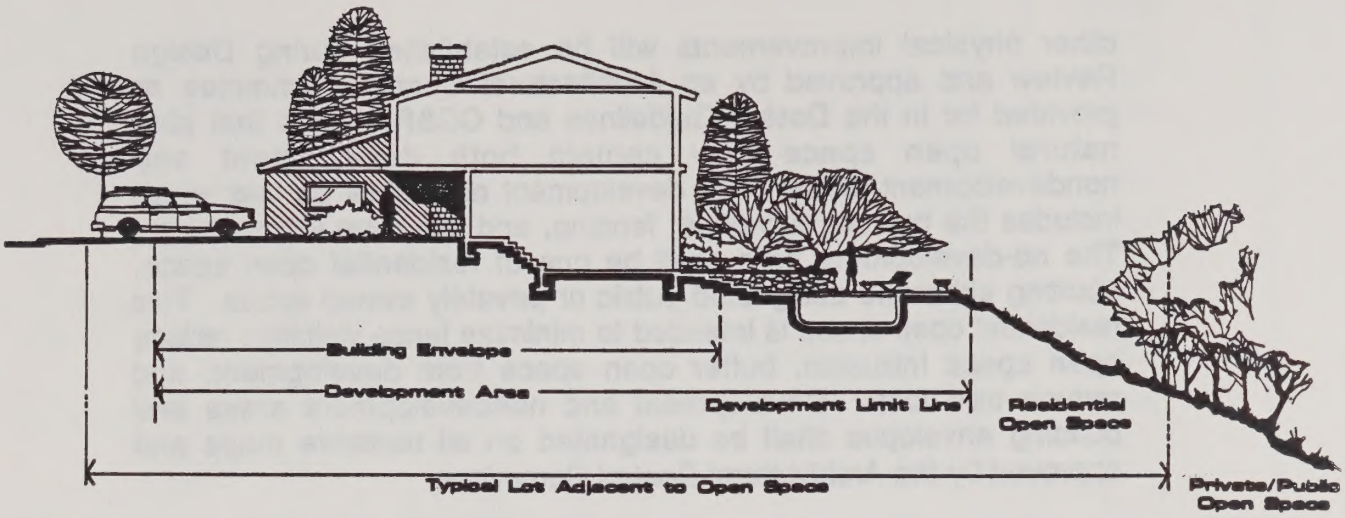


Figure 18
Section View Residential Open Space



6.2.3 Golf Course

Approximately 370 acres are reserved within the Plan Area for two 18-hole championship golf courses. The area designated for golf courses will remain as natural open space until such time as it is developed for the intended use.

The golf course clubhouse, lodge, and auxiliary facilities will be privately owned, operated, and maintained. Access for drainageway maintenance within the golf course will be provided, where appropriate, in the CC&Rs assigned to specific villages.

6.2.4 Drainageways

As described further in Section 8, Public Infrastructure Element, major drainageways within the Plan Area either will be left in a completely natural, unaltered condition or modified to appear natural. The wide, shallow design of channels with riparian vegetation will constitute an element of open space within certain villages. Drainageways will be contained within easements that provide for routine maintenance as well as pedestrian travel. An important feature of the drainageway system is the inclusion of storm drainage retention ponds. Riparian vegetation will be managed within drainageways and retention ponds to enhance the open space character and habitat of these areas. The drainageway easements will be held by the County as the maintenance entity.

6.2.5 Parkland and School Playfields

As described in greater detail in Section 7, Public Facilities and Services Element, parkland and school sites will be contiguous to the maximum extent possible to create a sense of openness in the villages in which these facilities are located. In general, the criteria for siting these facilities has included the village location, housing types, lot sizes and density, proximity to open space, golf courses, village topography, tree cover, and proximity to similar facilities. Reservation of land for parks and schools for public ownership will be made with the filing of tentative subdivision maps for each village.

Section 7
Public Facilities and Services Element

SECTION 7. PUBLIC FACILITIES AND SERVICES ELEMENT

7.1 Concept

The Specific Plan contemplates the development of a community that will require a full range of public services. The Plan provides for such services to be provided by a variety of public and private entities.

7.2 Fire Protection

7.2.1 Current Service

Fire protection throughout the El Dorado Hills Community is provided by the El Dorado Hills Fire Department which was formed under the El Dorado Hills County Water District in 1963. The District currently covers approximately 25,000 acres, 2,311 homes, and an estimated population of 7,000. The Fire Department has grown from a volunteer force with one fire station and three pieces of apparatus to a paid staff of 12, a volunteer force of 21, two fire stations, and 10 pieces of apparatus.

Station 1, located in Park Village, houses the entire paid staff of 12, and seven of the pieces of apparatus. It is located approximately 2 miles from the west edge of the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. Estimated response time to this location is 3 to 5 minutes.

Station 2, located in Marina Village, is manned by volunteers and houses three pieces of apparatus. Estimated response time to Harvard Way and Silva Valley Parkway is also 3 to 5 minutes.

7.2.2 Planned Service

The Department has prepared a 10-year District Facilities Plan (DFP) for expansion of facilities, apparatus, and manpower through 1997. The DFP has given consideration to the development of several new projects within the District boundary, including the El Dorado Hills Specific Plan area. The District has projected the need for an additional station, Station 3, to be located in the Bass Lake area. This station is approximately within Village J, just west of the 4-acre commercial site near the intersection of Bass Lake Road and Country Club Drive.

According to the DFP, response times to the various areas in the District are one of the major factors in determining station placement, manpower requirements, and overall District fire protection levels. The new station would provide overlapping coverage with the existing two stations, and would provide a response time of less than 3 minutes to the majority of the Plan Area .

The DFP projects that Station 3 would be required by 1996 in response to growth in the eastern portion of the District. Station 3 would be manned by six full-time firemen, and would house an engine and a water tender.

Total District population by 1996 is projected to be over 25,000 for a total of 8,500 to 9,000 dwelling units. The District by that time will increase its manpower to 38, and the quantity of apparatus will reach 12. All three stations will be manned with a minimum of two persons at all times.

Response time has been identified as an important criterion by the District because a response time of less than 5 minutes is critical to the survival of a person not breathing normally. Over forty-six percent of the calls answered by the District in 1986 were for medical emergencies. This pattern can be expected to continue with increased residential growth in the community. Furthermore, the percentage of elderly people who require emergency medical treatment can be expected to increase due to the aging of the population in general, and the potential for a higher percentage of elderly population as a result of a relatively more affluent demographic profile in the community. Station 3 is intended to meet this short response time criteria for the Bass Lake, Silva Valley Parkway area. With the proposed stations manned by personnel on a 24-hour basis, approximately 80 percent of the District would be in an optimum response mode. In addition, each station would provide the other two stations with a backup response for structural fires, wildland fires, and multiple alarm emergencies.

The Land Use and Circulation Map (Figure 9) designates a site for future development of a fire station in the vicinity of Bass Lake. This site will provide for response coverage in the upland areas of the District east of Silva Valley Parkway, as indicated in the DFP. A site of 0.50 acre is sufficient to provide a satellite fire station in this area.

A possible alternative site for Station 3 is in the Community Center, located at the intersection of Silva Valley Parkway and Country Club Drive. The station would respond quickly to the neighborhoods in the Silva Valley area, as well as the proposed commercial area south of Highway 50. The response area for this station would overlap response with the area for the Bass Lake station. If stations were ultimately constructed on both sites, response times for each station would be substantially reduced and the level of protection in the service area increased.

7.3 Sheriff

7.3.1 Current Service

Police protection services in the El Dorado Hills Community is provided by the El Dorado County Sheriff's Department, headquartered in Placerville. This main station, which serves El Dorado County's entire west slope area (west of Strawberry), includes eight supervisors, one lieutenant, one captain, 40 deputies, five detectives, five civil workers and six jailers. Equipment includes 15 patrol cars. Although the department manpower standard is 1.5 officers per 1,000 residents, the current deficiency has resulted in a staffing level of approximately 0.78 officer per 1,000 persons.

In 1986, of the 18,000 calls made to the west slope area, approximately 25 percent were to the Cameron Park/El Dorado Hills area. Response time from the Placerville station to the Plan Area is currently 15 minutes.

7.3.2 Planned Service

The Sheriff's Department indicates that current staffing levels are inadequate to meet the needs of Plan Area development and that an additional 32 officers, in addition to support staff and equipment, will be required for total Plan Area buildout.

Provision can be made within the Village Green/Community Center for a Sheriff's Department substation. Such a facility, centrally located within the Plan Area, would serve the dual purpose of improving response time to the Plan Area and providing a permanent presence as well. This permanent presence could deter crime as well as provide a public relations function.

An alternative to the creation of a complete substation is to open an unmanned field office. Such a facility could contain an automated message center, a convenient location for meetings with local residents, and a place for handling routine administrative matters.

7.4 Elementary Schools

7.4.1 Current Service

The Plan Area is served by two elementary school districts. The Rescue Union School District serves the northern portion of the area, including Villages N, S, M and L, and portions of the east side of the Plan Area, including Villages G, J, and a portion of Village F. Approximately 2,000 dwelling units will be constructed in these areas. The balance of the Plan Area, which contains approximately 5,400 dwelling units, is served by the Buckeye School District.

Neither district currently has school facilities within the Plan Area. Both districts use extensive bussing programs to transport children throughout the service area.

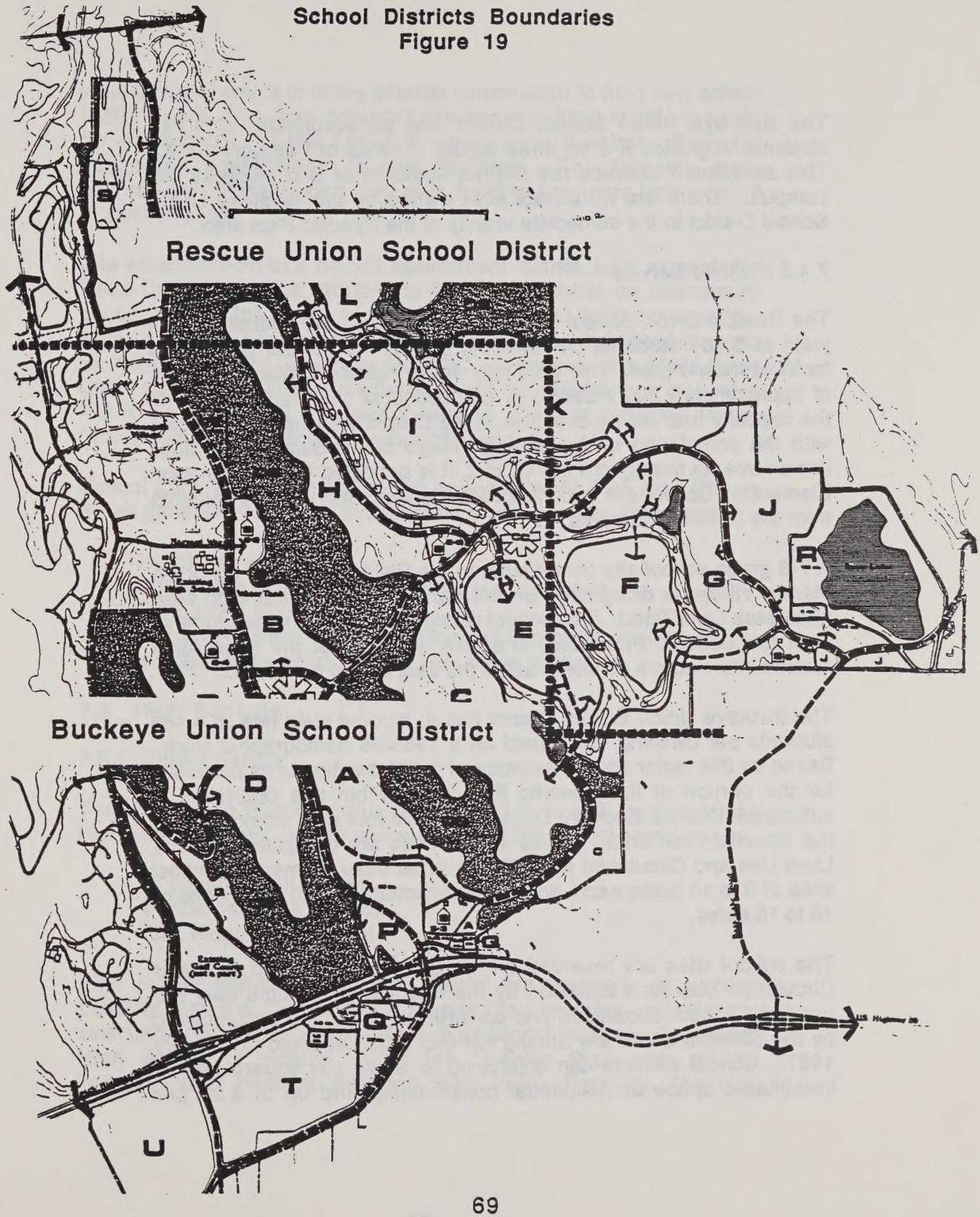
The Rescue Union School District had an enrollment of 1,460 students from grades K through 8 as of February 1987. The District has four school sites, Green Valley School (grades K-3), Rescue School (grades 4-6), Jackson School (grades K-6), and Marina Village School (grades 7 and 8). School enrollment at the Rescue Union School District sites has exceeded the limits of the District's master plan, and the District is currently overcrowded.

The Rescue Union School District has additional sites that can accommodate some of the growth projected within the District. These include a 10-acre site on Greenstone Road near the east end of the District, a 9.5-acre Marina Village South site in the Northwest El Dorado Hills Specific Plan Area.

These sites, along with facility improvements to the existing schools, will allow the District to accommodate a substantial amount of new growth. However, an additional site (grades 7 and 8) will be required within the Plan Area.

and

School Districts Boundaries
Figure 19



The Buckeye Union School District had an enrollment of 1,843 students in grades K-8 on three school sites as of February 1987. This enrollment exceeds the District standard of 540 students per campus. There are no school sites owned by the Buckeye Union School District in the immediate vicinity of the Specific Plan area.

7.4.2 Planned Service

The Rescue Union School District has calculated the overall student yield at 0.401 students per dwelling unit in the current draft of its facilities master plan. This yield rate would indicate a total enrollment of approximately 800 students at full buildout of the Plan Area. With the capacity that will be available in the District's elementary schools with the completion of the Marina Village South School and other improvements throughout the District, it is projected that the Jackson Elementary School can accommodate the elementary grade students from the Specific Plan area.

A 7-8 grade school site comparable to the District's existing school in Marina Village is designated on the Land Use and Circulation Map near Bass Lake Road. This school would accommodate the students from the Specific Plan area, and also would meet the need for a second intermediate school to serve the east end of the District.

The Buckeye Union School District has a student yield rate of 0.468 students per dwelling unit based on a 1985/86 demographic study. Based on this factor and an estimate of 5,400 dwelling units proposed for the portion of the Specific Plan area within this District, it is estimated that the Buckeye District will need four new schools within the Specific Plan area. These school sites are designated on the Land Use and Circulation Map (Figure 9) as three elementary school sites of 8 to 10 acres each, and an intermediate (7 to 8) school site of 15 to 18 acres.

The school sites are reserved on the Specific Plan Land Use and Circulation Map for acquisition by the Districts at the time they are needed. School acquisition and construction funds are accumulated by the Districts under the Stirling Bill (AB 2926) enacted in January 1987. School districts can collect up to $1.50 per square foot of inhabitable space of residential construction, and up to $.25 per

square foot of space in nonresidential construction to fund new school facility needs. The fees collected can serve as local matching funds for participation in the Leroy Greene-Lease Purchase Program supporting construction of new facilities. The Districts may, alternatively, embark upon their own building programs independent of state support.

The establishment of a benefit assessment district, such as a Mello-Roos District, may be required to fund and provide an elementary school prior to the ability of the school district to fund construction. Such a district may be formed to provide for other services and facilities in addition to school facilities. Formation of a Mello-Roos District or other funding mechanism will be required as part of a Public Facilities and Services Financing Plan, as provided in the "Implementation" section of the Specific Plan.

School sites, which also are shown on the Specific Plan Map (Figure 4) will generally be placed in accordance with the following criteria:

-Usable terrain.
-Contiguous or in proximity to natural open space.
-Contiguous to parkland.
-Within residential villages and located to provide convenient access for the entire service area of the school.

7.5 High Schools

7.5.1 Current Service

The El Dorado Hills Community is served by the El Dorado Union High School District, which operates three high school campuses:

El Dorado High School
Ponderosa High School
Oak Ridge High School

High school facilities within the District are generally at or near capacity, and the District has a Master Plan program underway to select and plan for the development of additional facilities. Oak Ridge High School is located within the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. The Oak

Ridge High School site covers a total of 50 acres, including a 10-acre play field that is jointly developed and operated with the El Dorado Hills Community Services District. The campus is essentially complete, but an application for additional funding has been submitted to the state for construction of a fine arts center. The school has classroom space for approximately 1,200 students, and could be expanded to approximately 1,500 students with the use of portable classrooms. The current enrollment at Oak Ridge High School is 850 students. However, with additional growth anticipated in the El Dorado Hills Community, it is not anticipated that all students resulting from development in the Specific Plan area could be accommodated at Oak Ridge High School.

Additional recreation facilities are planned for the 40-acre community park site located across Harvard Way from the high school. Such facilities may be jointly developed or operated with the school district and the Community Services District.

7.5.2 Planned Service

The El Dorado Union High School District encompasses the west slope of the Sierra Nevada Mountains within El Dorado County and must serve very rural, as well as relatively urban, areas. The District has planned for additional growth throughout the District by acquiring sites and establishing a master planning program. The current thrust of the program is to increase the capacity of schools in the Placerville area, and to provide additional school campuses in the rapidly growing western end of the District.

The District has acquired a site in El Dorado Township that may serve the south-central portion of the District, but a site further west is also required. The District has determined that District-wide dwelling units generate an average of 0.17 high school age students per household. However, in the El Dorado Hills Community this ratio is 0.25 students per household. This would indicate a potential enrollment of approximately 1,600 student in the Plan Area. The District-wide average student yield rate would generate an estimated enrollment of 1,100 students. If these projections are accurate it is clear that an additional high school with a capacity of 1,200-1,600 students will ultimately be required in the vicinity of El Dorado Hills.

A site of 40 acres is required to construct a modern high school with sufficient play fields. A larger site is required if the terrain restricts the usable area. Selection of such a site within the Plan Area boundary will be difficult because most of the area is hilly. The few appropriate sites would be on Silva Valley Parkway very near to the existing high school. Such proximity is not desirable, and an alternative site is recommended south of Highway 50, outside of the Specific Plan area.

A high school site south of Highway 50 would meet the needs of the District with regard to district-wide distribution of facilities. Consequently, a site should be reserved in the area south of Highway 50 as a part of any specific plan, tentative subdivision map exceeding 500 units, or update of the El Dorado Hills/Salmon Falls Area Plan approved by the County affecting that vicinity.

7.6 Recreation and Parks

7.6.1 Current Service

Recreation and park facilities within El Dorado Hills are currently provided by the El Dorado Hills Community Services District (CSD). The recreation department of the CSD was founded in 1962 by action of the Board of Supervisors (Resolution 98-62). In 1978 the Board of Supervisors adopted the Recreation Element of the County General Plan in conjunction with implementation of the Subdivision Map Act with respect to dedication of land or payment of fees in major subdivisions. The adopted Recreation Element includes specific standards for various types of recreational facilities and areas for the CSD.

In 1981 the CSD adopted a Recreational Facilities Master Plan to provide a planning document that designates and provides for the logical acquisition and development of parks and recreational facilities within the District. The recreational facilities standards set forth in the Facilities Master Plan are consistent with those established earlier in the County Recreation Element.

The recreational facilities standards applicable within the Plan Area are summarized as follows:

a) Neighborhood Parks and Playgrounds:

2-5 acres
approximately 5 acres per 1,000 population
swings, slide, tot lot and play equipment; turf area; paved area for court games and wheeled toys; benches; walks and landscaping.

b) Community and District Parks:

15-25 acres
approximately 5 acres per 1,000 population
multiuse athletic fields at a ratio of 1.5 acres per 1,000 population; courts for tennis,horseshoes, shuffleboard, etc.; lawn areas; outdoor swimming pool at a ratio of 1 per 25,000 population; band shell; picnic area; day camp center; and parking lot.

The CSD currently owns 13 facilities, including some undeveloped park sites. Most of these are small neighborhood facilities or recreational facilities operated in conjunction with schools. No existing park sites are located within the Specific Plan area.

The Facilities Master Plan designates the Oak Ridge Community Park just west of the Plan Area, and the DeBocco Park just east of the Plan Area. Oak Ridge is planned as a 40-acre community park with a wide range of specialized facilities. DeBocco Park is planned as a 3-acre neighborhood park.

7.6.2 Planned Service

The Specific Plan anticipates that the CSD will operate and maintain all new public parks within the Plan Area.

7.6.2.1 New Park Facilities

The Specific Plan provides six public park sites totaling 26 acres. Although this appears to result in a 10-acre shortfall from County standards, this shortfall is not significant in relation to the proposed joint use of parks and school sites and the 978 acres of natural open space preserved in the Specific Plan. Park sites, ranging from 2 to 10 acres in size, include amenities consistent with the CSD definition of a neighborhood park.

In villages with higher density housing, these parks may serve as the focal point for neighborhood gatherings, such as barbecues. In addition, these parks will serve as the gathering area for neighborhood children. The existing parks in St. Andrews Village (St. Andrews Park and Weisberg Park) are typical of the kind of park and facilities intended.

The precise location of these parks will be determined in the specific development plans or tentative subdivision maps submitted for a specific village. The villages with park sites are Villages A, D, F, G, I, and J.

7.6.2.2 Active Recreation at School Sites

As has been the case in much of the El Dorado Hills Community, active recreation facilities will be incorporated in school sites that can be used by the local residents for softball, football, soccer, and other field activities. There are five new school sites designated in the Plan Area, including two junior high schools that will include a significant area for active field sports. Typically, it can be anticipated that each of the three new elementary school sites will accommodate at least one softball field and one soccer or football field. The junior high schools will provide additional field areas and hardcourt areas for basketball and similar sports. Each of the junior high schools will contain approximately 12 to 15 acres and will provide at least two additional softball fields and several acres of play field at each school.

7.6.2.3 Golf Course and Club Facilities

The golf courses will provide a major recreational outlet for many of the residents who choose to reside in the community specifically because of the availability of quality golf courses. In addition, it is anticipated that the club facilities will include full recreation facilities that will be available on a private membership basis. This can be expected to include tennis courts, a swimming pool, exercise and weight room, saunas, and other amenities associated with a full service facility.

7.6.2.4 Private Project Facilities.

The residential villages will be composed of a mix of dwelling unit types. It is anticipated that certain dwelling units will be developed with commonly owned recreation amenities. It is likely that the single-family homes, attached single homes, and patio homes will have common recreation facilities such as a small clubhouse, tennis courts, and a swimming pool, all operated and maintained by a neighborhood or village propertyowners association.

7.6.2.5 Village Green/Community Center

The Village Green/Community Center will include several recreation and leisure-oriented facilities. These will include the "village green" - a 4-acre turfed area suitable for informal recreation and outdoor gatherings; a hardcourt, tennis courts, and children's play area. Space within the buildings will be made available to Plan Area residents and community groups for certain recreation and leisure activities.

7.6.2.6 Athletic Fields

The El Dorado Hills CSD has indicated a need for athletic fields, apart from the school facilities, that can accommodate adult soccer leagues and similar active field sports. A site of approximately 5 acres is designated adjacent to the junior high school site near Bass Lake for such activities. The facility will provide a flat, turfed area and parking lot. Lighting to allow evening activities would be feasible at this location.

Section 8
Public Infrastructure Element

SECTION 8. PUBLIC INFRASTRUCTURE ELEMENT

8.1 Water

8.1.1 Water Supply

Domestic water is provided within the Specific Plan area, a part of the El Dorado Hills service area, by the El Dorado Irrigation District (EID). EID has contracts with the U. S. Bureau of Reclamation (USBR) to receive 7,550 acre-feet of water per year from Folsom Lake to serve the El Dorado Hills service area.

As of May 15, 1987, the total allocation of water to existing users in the El Dorado Hills service area was 1,297 acre-feet annually. The total amount available to future development in the service area currently is 6,253 acre-feet from the existing USBR contracts for Folsom Lake. The current EID standard of water consumption per equivalent dwelling unit is 0.67 acre-feet per unit per year. At this rate of consumption, the current contracts could accommodate 9,332 additional equivalent dwelling units (Note: 3.07 acre-feet equals 1 million gallons).

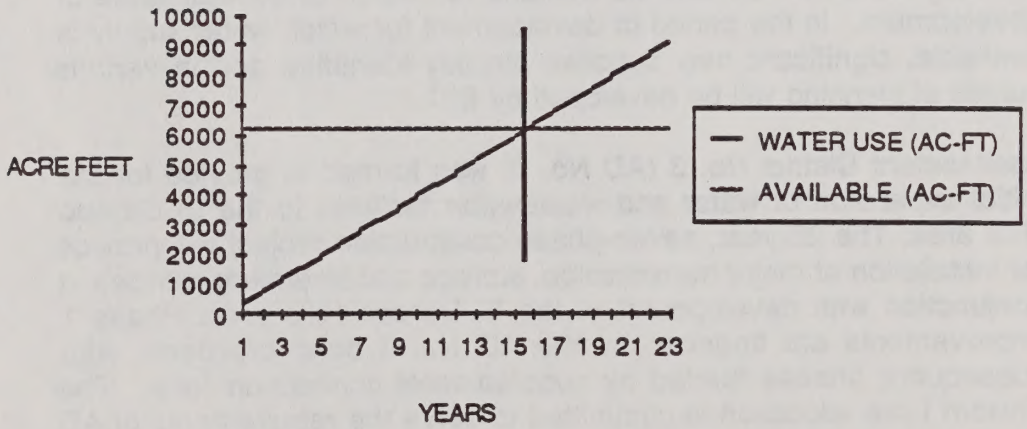
Within the El Dorado Hills service area, there are approximately 10,000 dwelling units proposed for development over a period of 15 to 20 years. The currently assured firm supply of 6,253 acre-feet from Folsom Lake is not sufficient to meet the total demand generated by projected buildout of the current plans. However, the supply is certainly sufficient to meet the demand for water for several years of development. In the period of development for which water supply is available, significant new supplies already identified and in various stages of planning will be developed by EID.

Assessment District No. 3 (AD No. 3) was formed to provide for the initial expansion of water and wastewater facilities to the El Dorado Hills area. The 25-year, seven-phase construction project will provide for installation of major transmission, storage and treatment facilities in conjunction with development of the El Dorado Hills area. Phase 1 improvements are financed by the AD No. 3 bond proceeds, with subsequent phases funded by supplemental connection fees. The Folsom Lake allocation is committed to serve the requirements of AD No.3.

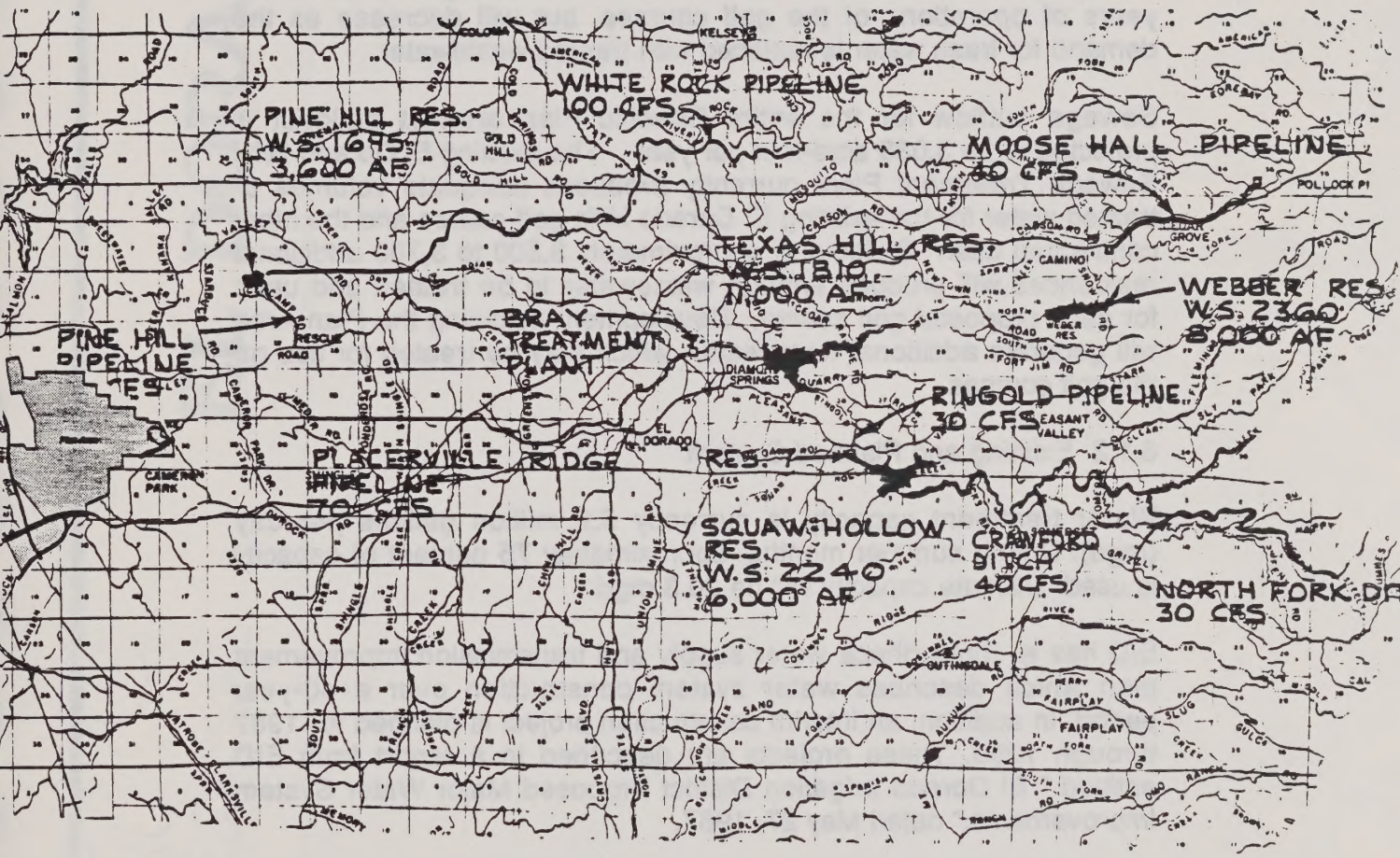
The future demand for water for west El Dorado County will be provided by EID from a variety of sources. An additional 5,000 to 6,000 acre-feet of water is available to EID under contract with PG & E. Approximately 7,000 acre-feet of water can be made available pursuant to EID's rights to water from the north fork of the Cosumnes River and Crawford Ditch, which would be stored at Reservoir No. 7, upstream from Diamond Springs. EID has prepared an interim facilities plan for the continuing and future development of water sources and delivery systems to serve the El Dorado Hills area. These facilities are illustrated in Figure 6.

The time available to develop these new facilities required to meet the demand can be estimated by comparing an assumed growth rate to the available water reserve. Figure 5 charts the amount of water available relative to the demand for additional water in the service area as the El Dorado Hills Community grows. At an assumed rate of 500 new dwelling units per year, the current water supply from the USBR contract would accommodate additional growth for approximately 16 years, or through 2005 if construction begins in 1989.

Projected Water Demand
Figure 20



El Dorado Irrigation District Facilities Master Plan
Figure 21



The actual water rate consumption within the El Dorado Hills service area will be affected by several variables. The actual rate of development may be accelerated and consumption of the available supply may occur at a more rapid rate. The golf courses will require temporary irrigation in the Specific Plan area until additional treated wastewater from the EID sewage treatment plant becomes available. The demand for water for each golf course is estimated at 1,000 acre-feet per year. Thus, the demand for water will be higher in the initial years of operation of the golf courses, but will decrease as the demand for fresh water is replaced with treated wastewater.

Sewage outflow for the entire Specific Plan area at buildout is projected to be 3,035 acre-feet per year . The existing El Dorado Hills Sewage Treatment Plant currently produces adequate volumes of treated water for the existing El Dorado Hills golf course and the other contractual user. Buildout of approximately 3,500 to 3,700 additional residences will produce enough wastewater to be treated and used for each proposed golf course. Development adjoining the Plan Area will generate additional wastewater, which may be treated for use on the golf courses.

8.1.2 Existing and Planned System

Water treatment capacity is currently 5.9 million gallons per day (mgd). During summer months, approximately 75 percent of capacity is used. Ultimate capacity will be 20.3 mgd.

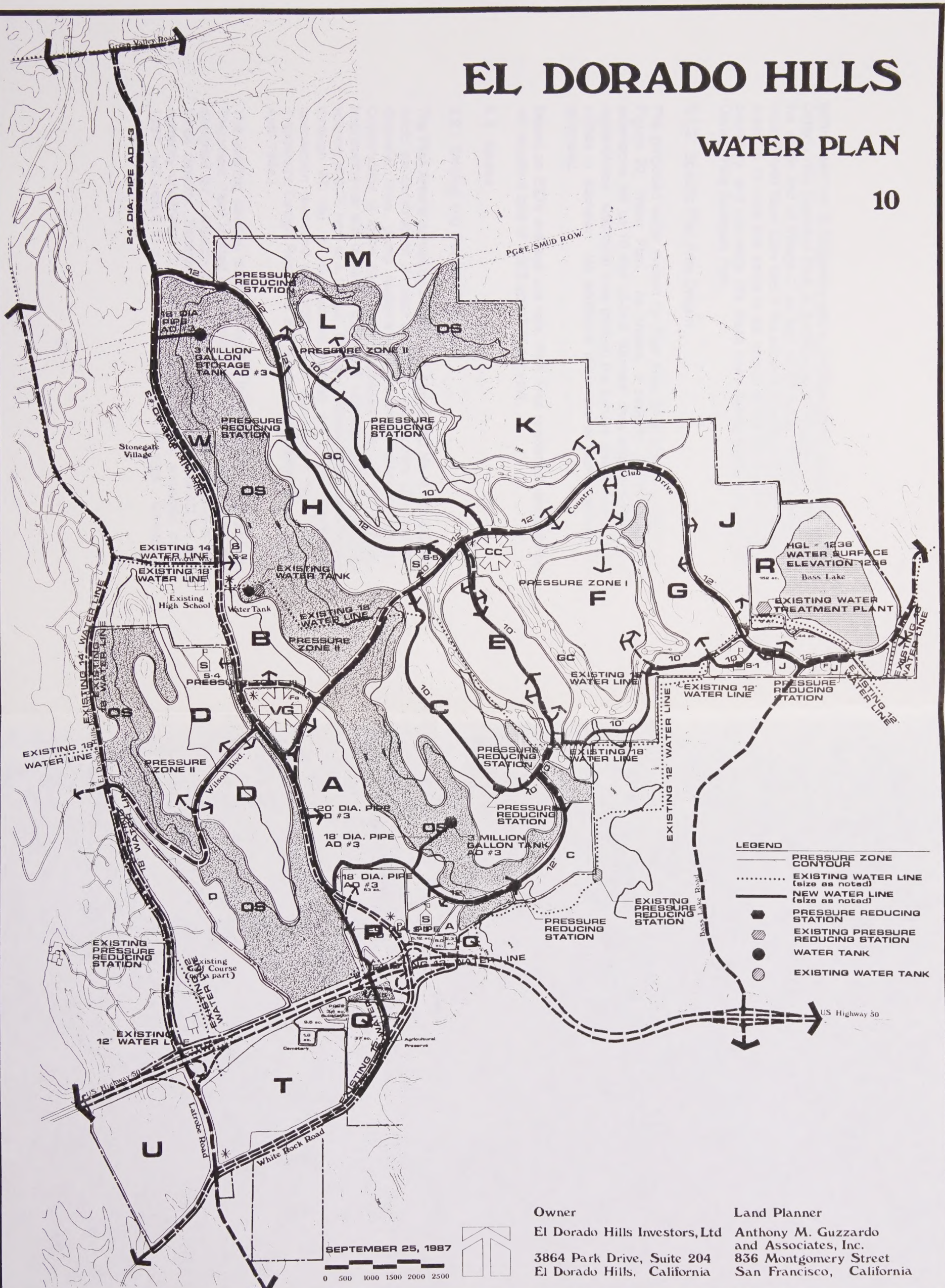
EID has a three phase water supply and transmission improvement plan which describes water system construction over a 40-year period. In addition, an interim construction project is planned for 1987 through 1990. These projects are described in a report from EID entitled " El Dorado Irrigation District Proposed Major Water System Improvements," dated May 27, 1987.

As shown in Drawing 15, a 20-inch diameter line is located in El Dorado Hills Boulevard south of the reservoir, and a 24-inch line exists north of the reservoir. An 18-inch line, constructed as a part of Phase 1 of AD No. 3, bisects the Plan Area, connecting the line in El Dorado Hills Boulevard with the 3-milliongallon reservoir above Oak Ridge High School and a pump station at Bass Lake. Additional storage facilities outside the Plan Area boundary include a 1-million-

EL DORADO HILLS

WATER PLAN

10



Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

gallon reservoir at Ridgeview and a 1-million-gallon reservoir at the El Dorado Hills Business Park. A 3-million-gallon reservoir is proposed at the south end of Village C as part of AD No.3. Pump stations are located near Bass Lake and in the extreme southeast edge of the Plan Area. A 12 -inch line exists in the vicinity of the southeast Plan Area boundary and connects the Bass Lake pump station with the El Dorado Hills Business Park.

8.1.3 Specific Plan Area System

The proposed water system for Plan Area development is shown on Figure 22, Water Plan. As shown, a majority of the water line extensions will be 10 and 12-inch diameter lines located within street rights-of-way. Additional lines through the service area will be 8 or 10 inches in diameter. No additional reservoirs or pump stations are proposed.

Based on EID's average use rate, Plan Area residential development will require a total of 4,323 acre-feet per year.

8.2 Sewer

8.2.1 Existing and Planned System

The Plan Area is served by the EID and is within AD No. 3. This district funds the construction of major trunklines ranging from 12 - 33-inch - diameter lines, pump stations and treatment plant expansion. Construction is to be done in three phases over 25 years. These improvements will increase treatment capacity from the existing volume of 0.75 mgd to 4.1 mgd. Phase 1 improvements were funded through AD No. 3. (Subsequent phases are being funded by connection fees and are projected in Supplement No. 1 to the Preliminary Design Report for EID Assessment District No. 3, dated April 1984.)

The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant located off Latrobe Road south of Highway 50, was designed for a capacity of 1.6 mgd. It is currently operating at two-thirds capacity. Expansion of the plant, under Phase 1 of AD No. 3, is currently underway. Completion of this expansion, expected in late 1987, will result in a treatment capacity of 2.4 mgd. Sewage is

subjected to secondary treatment with biofiltration. The entire volume of treated discharge is currently piped to the existing El Dorado Hills golf course for irrigation and to the Golden State Building Products facility for use in production.

Sewage facilities existing in the Plan Area include an 18-33-inch - diameter gravity pipeline and a 20-inch-diameter force main constructed under Phase 1 of AD No. 3. These facilities are situated in the vicinity of the proposed location of Silva Valley Parkway. Beyond the Plan Area in St. Andrews Village, Phase 1 improvements include 12-inch-diameter forcemains and a pump station. A 12 - 24-inch diameter line exists in El Dorado Hills Boulevard south of the high school. A lift station located near the high school conveys sewage to a line in El Dorado Hills Boulevard via a force main.

The AD No. 3 sewage facilities are intended to serve all development proposed within the Plan Area.

8.2.2 Specific Plan Area System

The proposed sanitary sewer required for Plan Area development is shown in Figure 23, Sewer Plan. All new lines within the Plan Area will be gravity-fed, ranging in size from 8 to 30 inches in diameter. Lines will be installed in accordance with topography, either in street rights-of-way or within easements on private property. No additional pump stations are proposed.

Based on average discharge rates, development of the Plan Area will generate a total of 2.7 mgd of effluent.

8.3 Storm Drainage

8.3.1 Existing Conditions

There are presently no storm drainage structures in the Plan Area. All storm drainage is conveyed offsite by sheet flow action and natural drainageways. The majority of the drainageway flows are intermittent, carrying water only during rainy periods. Existing drainageways and watersheds are described on Figure 24, Drainage Plan.

EL DORADO HILLS

SEWER PLAN

11

NEW YORK CREEK LIFT STATION

T-1 LIFT STATION

ST. ANDREWS LIFT STATION

10" FORCE MAIN

10" FORCE MAIN

4" FORCE MAIN

LIFT STATION

Existing High School

Water Tank

Stonegate Village

PG&E/SMUD R.O.W.

Country Club Drive

Bass Lake

Existing Golf Course (not a part)

Wilson Blvd.

Latrobe Road

White Rock Road

US Highway 50

Agricultural Preserve

Cemetery

SELECTIVE PIPELINE UPGRADING OF EXISTING SYSTEM, OR A PARALLEL SEWER SYSTEM WILL BE INSTALLED TO ACCOMMODATE FULL BUILDOUT.

LEGEND

EXISTING SEWER LINE (size as noted)

NEW SEWER LINE (size as noted)

SEPTEMBER 25, 1987

0 500 1000 1500 2000 2500

Owner

El Dorado Hills Investors, Ltd

3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner

Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

8.3.2 Specific Plan Area System

Development of the Plan Area with buildings and other impervious surfaces such as streets and parking lots will result in greater total peak flow volumes and a redistribution of runoff. To safely and efficiently convey all stormwater from the Plan Area, a drainage system including natural channels, retention ponds and culverts (under streets) has been designed. Except as needed at road crossings, much storm drainage will be disposed of within existing natural, unaltered surface drainageways. It is the intent of the Specific Plan that storm channels be as natural in appearance as possible while serving the intended purpose of efficiently conveying storm drainage through and from the Plan Area.

The dense character of the Plan Area soil and the proximity of bedrock to the surface will allow most existing drainageways to be left in a completely natural, unaltered condition. Riparian vegetation will be allowed to grow in channels to the extent that efficient functioning is not impaired. In limited instances, where additional channelization is required to accommodate peak flows, channel banks will be graded to a slope of 4:1 or flatter. Channel width will vary to approximate a natural appearance. In areas where higher water velocities and turbulence are expected, such as on outside banks of curves and at culvert outfalls, natural or altered channels may require the addition of revetment material. In such instances, use of native stone rip-rap and gabion structures will be explored as a first choice. Poured cement will be used only where native stone cannot be effectively used.

The drainage plan includes a system of retention ponds designed to accept excess storm runoff during heavy storms and reduce downstream flows. Retention ponds will be irregular in shape and shallow in depth with banks graded to a slope of 4:1 or flatter. Riparian vegetation will be allowed to grow where efficient functioning of the ponds is not impaired. Where located in golf course areas, the ponds will be incorporated into the landscape design of the course.

Storm drainage under streets will be conveyed through corrugated steel pipes ranging in size from 42 to 72 inches in diameter, depending upon anticipated water volumes. Drainage from streets and paved parking areas will be conveyed through open, asphalt or concrete-lined swales and gutters. Catch basins will intercept runoff

from paved areas where it can be conveyed to the larger drainageways described above. It is intended that closed culverts be used only to convey drainage under streets.

8.4. Gas

Natural gas is provided to the Plan Area by PG & E. The nearest gas transmission line is located within the El Dorado Hills Boulevard right-of-way. PG & E indicates that sufficient capacity and facilities exist to serve all development proposed in the Plan Area.

PG & E indicates that the construction cost for gas line extensions into the Plan Area will be approximately $12.42/lineal foot. An inspection charge of $7.50-$10.00/lineal foot is also charged. Gas and electrical facilities are generally located in a joint trench.

8.5 Electricity

PG & E provides electricity to the Plan Area. An overhead 115 kilovolt (kv) transmission line is contained within a joint Sacramento Municipal Utility District (SMUD)/PG & E easement located near the northern boundary of the Plan Area. A 12 kv overhead transmission line is located adjacent to Highway 50. Local transmission lines are located within the El Dorado Hills Boulevard right-of-way. PG & E. indicates that sufficient capacity and facilities exist to service all residential and commercial development proposed in the Plan Area.

All new electrical transmission lines in the Plan Area will be installed underground. Transformers will be installed at grade and screened from view as required by the Design Guidelines. PG & E indicates that the current construction cost of extending underground electrical lines into the Plan Area is $12.72/lineal foot. An inspection charge of $7.50-$10.00/ lineal foot is also charged.

8.6 Streets and Street Lighting

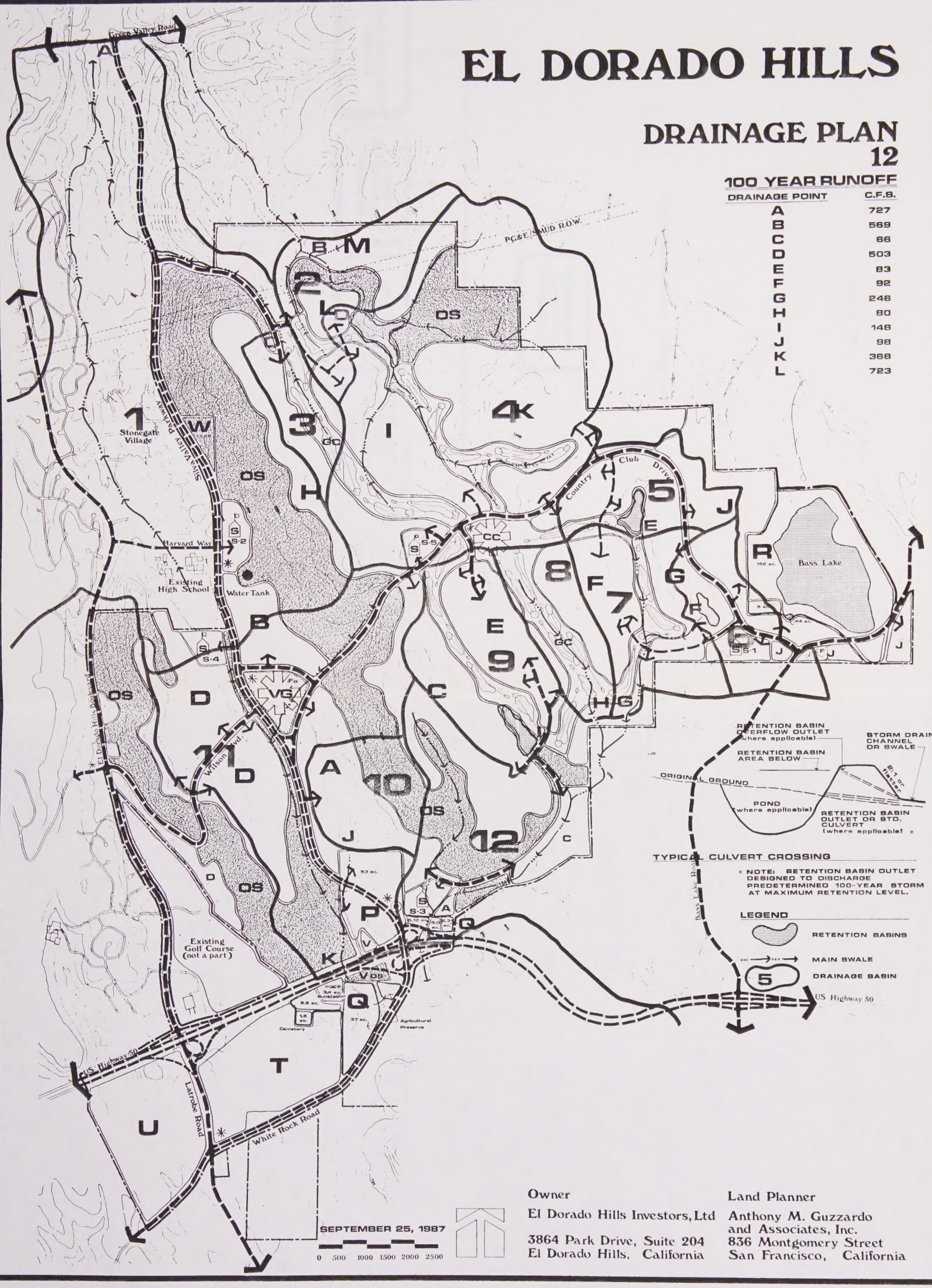
A description of the street system is contained in the Circulation Element. Street lights will be installed along all arterial streets at intersections with collector streets and other arterial streets in accordance with the objectives of the Design Guidelines.

EL DORADO HILLS

DRAINAGE PLAN 12

100 YEAR RUNOFF

DRAINAGE POINT	C.F.S.
A	727
B	569
C	66
D	503
E	83
F	92
G	246
H	80
I	148
J	98
K	368
L	723

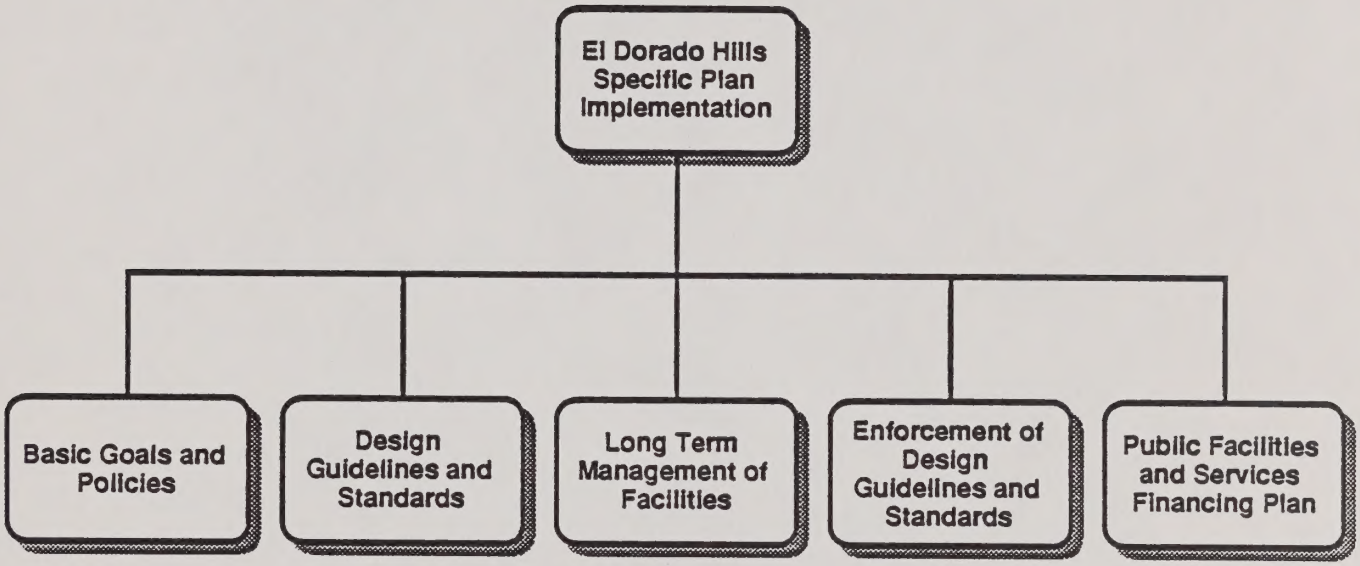


Owner
El Dorado Hills Investors, Ltd
3864 Park Drive, Suite 204
El Dorado Hills, California

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco, California

Figure 25

Implementation Diagram



Section 9
Implementation

SECTION 9. IMPLEMENTATION

Implementation of the concepts, goals and policies set forth in the Specific Plan address several aspects of community development. These include:

Basic Goals and Policies

Design Guidelines and Standards

Long Term Management of Facilities

Enforcement of Design Guidelines and Standards

Public Services and Facilities Financing Plan

These fundamental elements of the implementation program are graphically depicted in the preceding Figure 25, Implementation Diagram which illustrates the specific organization or areas of concern in the implementation program.

9.1 Basic Goals and Policies

The Specific Plan is founded upon the goals and policies established by the broader framework of the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan endeavors to be consistent with these basic policy documents in the approach to land use and the overall theme of the community. It is intended that the Specific Plan area be developed as an integral part of the larger El Dorado Hills Community.

9.2 Design Guidelines and Standards

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall theme and standard of quality. The standards to be applied are expressed by the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These include the Goals, Policies and Design Guidelines and Standards expressed in the Specific Plan.

9.3 Long-Term Management of Facilities

In the following paragraphs, the structure of long-term management of public services and facilities within the Specific Plan area is summarized. There are many facilities and resources that can be managed by more than one entity. However, a single entity or agency is identified here with each element. Alternative approaches to management are possible and may emerge over time, but it is intended that the initial organization of public services adhere to the organizational structure summarized in the following paragraphs.

9.3.1. County Service Area

A County Service Area is an alternative means of providing services to the Specific Plan area within a specific zone of benefit. The County Service Area will be considered as a funding mechanism in the Public Services and Facilities Financing Plan.

9.3.2. El Dorado Hills Community Services District (CSD)

The El Dorado Hills CSD currently provides park and recreation, garbage collection, street lighting and cable television services to the El Dorado Hills Community. It is anticipated that the CSD may expand the scope of its current services to provide management of public open space and drainage maintenance. The open space and drainage management programs can be a natural extension of existing responsibilities and provide opportunities for expanding the CSD's recreation program services. Open space areas provide opportunties for nature studies and informal recreation that will enhance the District's current programs.

9.3.3. Propertyowners Associations

A propertyowners association will be formed in each of the villages to provide for local private facilities maintenance responsibilities. This may include maintenance of open space, streets, recreational facilities and landscaping.

Funding of such responsibilities will be accomplished through assessment of association dues and fees as provided by the CC & Rs.

9.3.4. El Dorado Hills Fire District

The Fire District will continue its current responsibility for fire suppression and prevention and will expand the level of service in accordance with the District Facilities Master Plan. In addition, the District will be involved in fire prevention maintenance in the open space areas. Prevention will be coordinated with the Open Space Management Plan. Funding for fire prevention within the open space will rely on property tax revenue generated by the increased property tax base, and as required, by the imposition of an annual fire service fee on all developed property.

9.3.5. Rescue Union, Buckeye Union, and El Dorado Union High School Districts

The elementary and high school school districts within the Specific Plan area will continue to have responsibility for maintaining their respective facilities. In addition, the districts may enter into joint use agreements with the CSD or other agencies with mutual interests to jointly maintain school and recreational facilities or common areas.

9.3.6. El Dorado Irrigation District

EID will continue to be responsible for the maintenance of sewer and water services to the Specific Plan area.

9.4 Enforcement of Design Guidelines and Standards

The enforcement of design guidelines and standards expressed in the Specific Plan and in other documents applicable to the Plan Area are ascribed to various authorities. These are summarized and described in the following paragraphs.

9.4.1. El Dorado County Planned Development (PD) Overlay Zone

The El Dorado County PD Overlay Zone will provide a level of review by El Dorado County that will assure that all development is consistent with the Specific Plan and other County policies. Specific zoning is to be applied to the land uses in the Plan Area as follows:

9.4.1.1 Commercial

Village J (Bass Lake Area). This area shall be zoned Planned Commercial (CP) and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

Villages U and T. All of the land within these villages shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

9.4.1.2 Community Center

The Community Center will be zoned Planned Commercial (CP) and development shall be in accordance with all provisions of Chapter 17.02 of the El Dorado County Zoning Ordinance as amended from time to time. The nature of uses included within the Village Green/ Community Center will necessarily change over a period of time as the composition and needs of the community change and as conditions outside the Plan Area change.

9.4.1.3 Residential

Zoning districts shall be assigned to the Plan Area in accordance with existing County zoning categories. The R-1/PD zoning district allows the smallest lot size proposed in the Plan Area Areas proposed to be developed with Ranch Estate (RE) units are assigned the Single-Family Three-Acre Residential district (R3A).

The Planned Development (PD) combining district is used in the R-1 zoning district specifically to allow flexibility in siting and lot size, efficient utilization of the land, and to provide for a combination of different residential types and densities within particular villages. The PD designation provides for a more thorough development review process consistent with the development objective of promoting and maintaining the quality and character of the Plan Area.

9.4.1.4 Open Space

Natural open space areas will be zoned Open Space (OS) as described in the El Dorado County Zoning Ordinance. Some uses authorized in the OS zone are prohibited by the Specific Plan.

Alternatives for ownership and maintenance of the natural open space areas will be set forth in the Public Services and Facilities Financing Plan.

Uses Allowed within the Open Space areas are listed below:

a. Pedestrian, bicycle and equestrian use of designated trails and access roads.

b. Authorized motorized vehicles for maintenance, fire protection, and security purposes.

c. Bladed dirt trails and roads (not to exceed 8 feet in width) for the purposes described above.

d. Informal picnicking.

e. Open fencing.

f. Attended, leashed dogs.

g. Grazing.

Uses prohibited within the Open Space areas are listed below:

a. Unauthorized use of motorized vehicles including motorcycles, off-road and all-terrain vehicles.

b. Tree and vegetation removal, except for fire protection and maintenance purposes.

c. Grading, except the minimum necessary for erosion control and fire prevention.

d. Overnight camping.

e. Open fires and barbeques.

f. Unleashed dogs.

9.4.2. El Dorado Hills Master CC&Rs and Propertyowners Association

Development standards are an important aspect of the Specific Plan that serve to set the tone for the aesthetic quality and livability of future development. The standards for design and development are established in the Goals and Policies and in the Design Guidelines appended to the Specific Plan.

The design and development standards will be enforced through CC&Rs applied to the use of the property. These restrictions, consistent with ordinances and policies of El Dorado County, are intended to ensure that development and operation of residential and commercial areas complies with the intent of this plan. Enforcement of deed restrictions shall be vested initially in the propertyowner and, subsequently, a master propertyowners association. As the individual villages are established, separate propertyowners associations will be established. CC&Rs will be enforced by the master propertyowners association and the village propertyowners associations.

9.4.2.1 Commercial

All commercial land will be subject to deed restrictions relative to design, uses allowed, and standards of operation. Such conditions will be specified in the Master CC&Rs.

9.4.2.2 Residential

CC&Rs shall be created for every residential development within the Plan Area. Overall enforcement authority shall be vested initially in the propertyowner and subsequently in a master propertyowners association. Enforcement authority for residential design within individual villages also shall be the responsibility of the individual propertyowners association for that village.

9.4.3. Development Agreement

A development agreement is an important tool for implementation of the Specific Plan and enforcement of the standards set forth therein. Development agreements between the propertyowner

and El Dorado County will commit both the County and the propertyowner to a joint public/private program for the enforcement of goals and objectives set forth in the Specific Plan, and the provision for financing of infrastructure services and facilities. Assurance to the developer of the ability to implement the Specific Plan as adopted, unless mutually amended, will enable the developer to commit the resources essential to assure long-range completion of development as set forth in the Specific Plan. The development agreement will provide the County with the assurance and ability to enforce the commitment of the developer to the provision and funding of public facilities.

9.4.4. Public Agency Management Programs

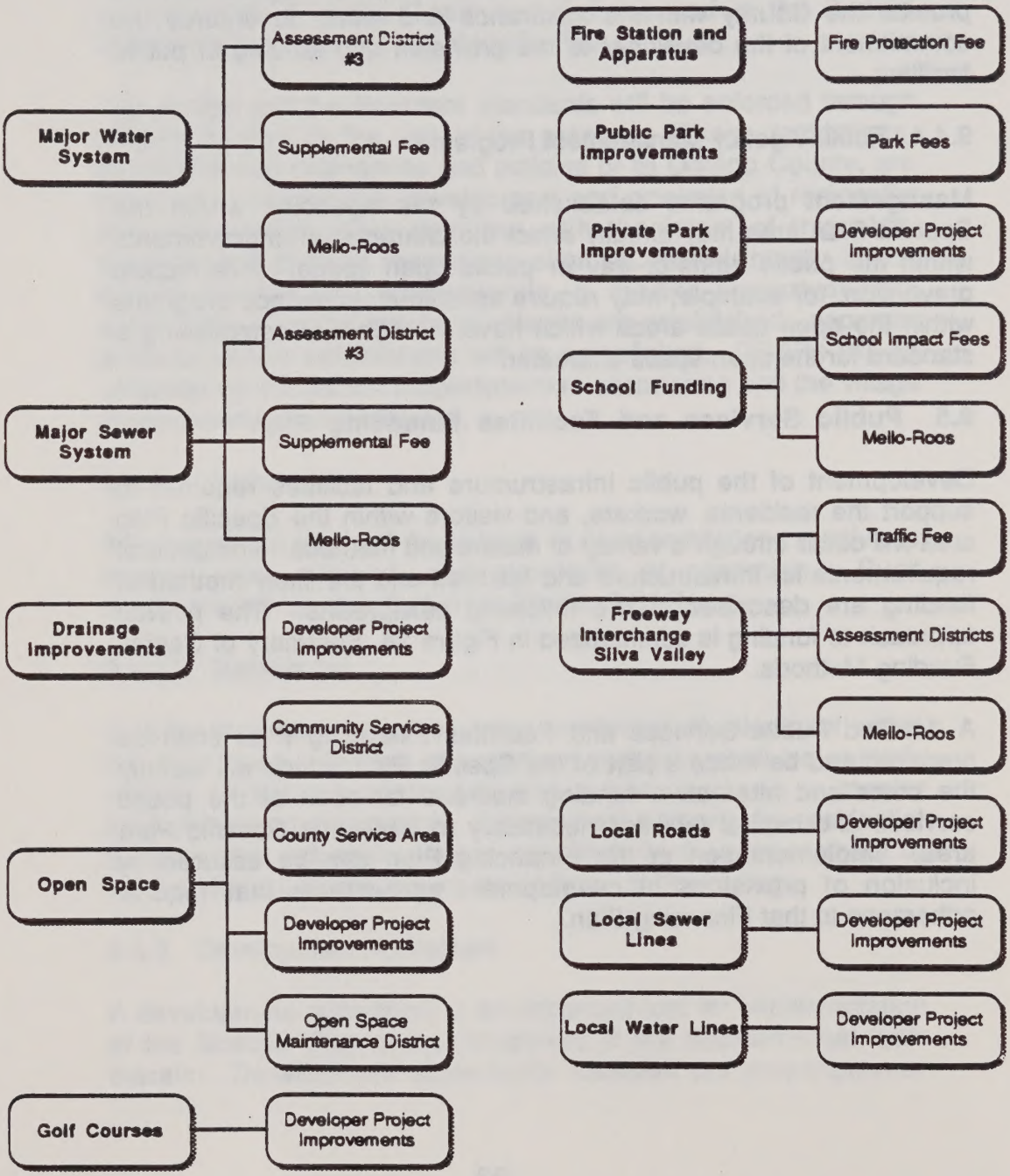
Management programs established by the agencies within the Specific Plan area may directly affect the character of improvements within the public rights-of-way or public open space. Fire hazard prevention, for example, may require specific maintenance programs within the open space areas which have the effect of establishing a standard for the open space character.

9.5 Public Services and Facilities Financing Plan

Development of the public infrastructure and facilities required to support the residents, workers, and visitors within the Specific Plan area will occur through a variety of means and methods. The general requirements for infrastructure and facilities and the likely method of funding are described in the following paragraphs. The overall approach to funding is summarized in Figure 26, Summary of Capital Funding Methods.

A detailed Public Services and Facilities Financing Plan shall be prepared and be made a part of the Specific Plan, which will identify the costs and alternative funding methods for each of the public services and capital facilities necessary to serve the Specific Plan area. Implementation of the Financing Plan can be assured by inclusion of provisions in development agreements that require adherence to that Financing Plan.

Figure 26 Summary of Capital Funding Methods



9.5.1 Silva Valley-Highway 50 Interchange

This interchange will benefit a wide area and will be required to serve a level of development in El Dorado Hills and surrounding areas approaching full development of the residential portion of this Specific Plan. It is anticipated that the funding of this interchange will require the formation of a geographically broad based assessment district to accommodate the full area of benefit.

9.5.2 Arterial Streets

A total of more than 50,000 lineal feet of primary arterial and major collector streets will be installed throughout the Specific Plan area. The total construction cost including grading, paving, curb and gutter, sidewalks, storm drains and utilities, contingencies, inspection, engineering, and administration is projected to be approximately $18,114,000 in 1987 dollars.

The major roads, such as Silva Valley Parkway, Country Club Drive, and the extension of Wilson Boulevard serve the El Dorado Hills Community beyond the Specific Plan boundary and thus should be funded through a mechanism that recognizes this broader area of benefit. The specific funding mechanism that will be utilized in each case will depend upon the availability of various funding programs at the time the arterial road is required. It is anticipated that the El Dorado County Traffic Development Fee will be the primary source of funding for the arterial road system.

The phasing of elements of the major road system is triggered by the need to provide access to the villages within the Development Neighborhoods. The first major street construction most likely will be Silva Valley Parkway and Country Club Drive. Subsequently, construction of streets in residential villages will occur in conjunction with subdivision approval.

9.5.3 Local Collector and Residential Streets

Construction of local collector and residential streets within the individual villages will be the responsibility of developers of village areas.

a. Public Streets

All streets, except those to be specifically identified within gated or private neighborhoods, are to be publicly owned and maintained. Landscape maintenance within the public right-of-way may be funded by the master propertyowners association, a local assessment district, or the CSD.

b. Private Streets

Streets within the Bass Lake shopping area, the Village Green/ Community Center, and commercial Villages U and T are to be privately owned and maintained. Certain residential streets within villages may be privately owned and maintained. Private streets will be funded, constructed and maintained in conjunction with subdivision or commercial development.

9.5.4 Pedestrian Paths and Trails

a. Public

All pedestrian paths and trails located within public street rights-of-way and public natural open space areas will be publicly owned and maintained. Pedestrian paths along public streets will be constructed in conjunction with the installation of those streets.

b. Private

Trails and paths for public use may be located within private natural open space areas, residential open space and drainage easements. Construction of trails and paths within private open space areas and drainageways will occur in conjunction with the subdivision process.

Easements for public trails and paths may be acquired from individual property owners in the subdivision process as provided for in the El Dorado County Major Land Division Ordinance.

9.5.5 Walls/Fences and Corridor Landscaping

The treatment of corridors along major arterials will include landscaping and fences or walls as required for privacy and noise attenuation. A wall or fence of a design consistent with that provided

for in the Design Guidelines will be installed within the right-of-way between all arterials and residential villages as a privacy barrier. Landscaping within the corridor also will be consistent with the Design Guidelines.

Walls or fences and corridor landscaping will be built at the time arterial roads are constructed or as adjacent lands are subdivided.

9.5.6 Water Delivery System

Except for certain major water and sewer trunk lines installed under Phase 1 of the AD No. 3 improvement program, construction of all infrastructure and public facilities will proceed in conjunction with development in the Specific Plan area. Plan Area development shall occur in accordance with basic Development Neighborhood areas, defined by topography and distance from existing facilities. These Development Neighborhoods were described in Section 2.5 "Development Neighborhoods".

The need for most infrastructure and facilities will be triggered in conjunction with the approval of tentative subdivision maps for residential development within specific Development Neighborhoods. Prior to recordation of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared for all required infrastructure and approved by the County Department of Transportation.

Infrastructure essential to development within a Development Neighborhood shall occur prior to or concurrently with such development. Incremental extensions of the infrastructure may allow development of a single village, or portion of a village, without completion of all infrastructure within a Development Neighborhood. Specific public facilities such as schools and parks may be required by a certain level of development or other events independent of the level of development within the Development Neighborhood where they are to be located. The triggering events for these improvements are defined, where feasible, in the subsections below.

The water system described on Figure 22 consists of both in-tract improvements that will be part of local improvements, and major

elements of the improvements planned under AD No. 3. The in-tract improvements consist of a series of 10 and 12-inch-diameter distribution trunklines and pressure reduction stations. These proposed facilities will connect with major trunk lines, tanks and reservoirs recently installed, and to be installed, by EID under AD No. 3.

9.5.6.1 General Improvements Under AD No. 3

AD No. 3 is designed to provide the basic water and sewer system for the El Dorado Hills Community. The improvements are funded as a two-part system. All properties within AD No. 3 were assessed to fund improvements to serve 11,500 equivalent dwelling units. Bonds were issued to fund the first phase of improvements. Subsequent improvements in Phases 2 through 7 will be funded by a supplemental fee on new construction.

9.5.6.2 Local Improvements

A total of seven pressure-reducing stations will be required at an estimated cost of $25,000 per station, or a total cost of $175,000. A total of 61,000 feet of new 10-inch and 12-inch water trunkline is required to serve the Plan Area. At an average cost of $50 per lineal foot, the total cost of the water distribution system is projected to be $3,050,000. The total cost of local improvements will be approximately $3,225,000. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.7 Sewer System

The Plan Area sanitary sewer system involves the installation of 66,250 lineal feet of trunklines which will connect to lines installed by EID under AD No. 3. All collector lines will be gravity-fed with sizes ranging from 8 to 30 inches in diameter. An average of one local lift station will be required for each village. At an average cost of $50,000 per station, the total cost for 14 villages would be $700,000. Sewer line construction at a cost of $50.00 per lineal foot is projected to be $3,312,500.

Total cost of sewer lines and lift stations is expected to be approximately $4,012,500. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.8 Street Lights

Street lights will be installed along all arterial streets at intersections with other arterials and local collector streets. Street lighting may be funded as part of the road improvements program, or may be funded through a local assessment district and installed with construction of those streets.

9.5.9 Schools

A total of five schools will be constructed within the Plan Area to coincide with residential development. It is assumed that each school will contain a maximum of 540 students. Student generation rates are 0.468 student per household in the Buckeye School District and 0.401 student per household in the Rescue School District.

The three elementary schools (K-6) are projected to cost $3.5 million each, exclusive of land costs. The two junior high schools (7-8) are projected to cost $5.2 million each, exclusive of land costs. Total elementary and junior high school construction costs within the Plan Area are projected to be $20.9 million exclusive of land costs.

It is assumed that each school is to be constructed and ready for use when the growth in the service area for the school has generated not more than one-third of the students that will be housed in that school. This assumption is intended to ensure that the schools are available for use when they are needed. The presumption is that one-third of the student capacity can be absorbed in existing schools as the new school is funded and constructed. Where existing schools are over capacity, it is assumed that the first schools will be needed immediately.

The El Dorado Union High School District will require a new high school to be built in the El Dorado Hills/Salmon Falls Area Plan Area within the period of buildout of the Specific Plan. The dwelling units in the Specific Plan area will generate a significant percentage

of the student enrollment at this new high school. It is estimated that a new high school will cost $20 to $25 million to construct, excluding acquisition of the site.

Each of the school districts serving the Specific Plan area has implemented a school development fee as authorized under AB 2926 (Stirling Fee). The districts will collect $1.50 per square foot of habitable residential floor area, and $0.25 per square foot of nonresidential development for new school construction. The fees collected by the district are intended to provide a matching fund for construction funding by the State Leroy Greene Lease-Purchase Program. When a district qualifies for new school construction under the state program, the development fees should provide 25 to 50 percent of the costs for school site acquisition and construction.

The total funding available from the Stirling Fee can be estimated for the Specific Plan area. It is assumed that the average size of all new dwellings in the Plan Area will be 2,000 square feet. There are 6,453 dwelling units projected for the Plan Area for a total of 12,906,000 square feet that will generate a total of $19,359,000. In addition, the commercial and other nonresidential land use could generate approximately 2.8 million square feet of floor area in the regional shopping and services area proposed south of Highway 50. This would generate an additional $700,000 for school construction.

In summary, a total of approximately $20,000,000 will ultimately be generated by new development in the Specific Plan area to fund new school construction. The estimated cost of new construction, exclusive of land cost, is $20.9 million for elementary schools and $20 to $25 million for a high school, for a total of $41 to $46 million. If the funds are used as a match for the State Leroy Greene Lease-Purchase Program, there would be more than the 25 to 50 percent local matching funds required under current legislation.

The timing of the need for new school facilities is dictated by the growth of new residences in the community. In the Specific Plan area, a new school is likely to be required as soon as new residents begin to locate there because the capacity of the existing schools has been exceeded. Consequently, there is a need for an alternative funding approach that can fund a new school earlier than could be

could be accomplished by the accumulation of development fees. The development fees will be augmented by the formation of a Community Facilities (Mello-Roos) District or other funding mechanism to fund the cost of the first school. Such a district could encompass the entire Specific Plan area to spread the cost of the first school. The first school will accommodate the students from approximately 1,000 to 1,200 dwelling units. The fees collected from development be allocated to the cost of subsequent schools.

9.5.10 Parks

A total of five neighborhood parks or play fields are proposed in the Plan Area, totaling 16 acres. The pocket parks and play fields are envisioned as minimal maintenance turfed areas that provide for passive recreation, picnics, children's play areas, and similar activities. The basic improvements will include minimal grading, turf, bollards, play equipment, and lighting in some parks. At an estimated development cost of $40,000 per acre, all parkland development will cost $640,000, exclusive of land acquisition costs.

It is projected that park construction will coincide with the completion of about 25 percent of the residences within any village containing a park. This will ensure that parks are in place and ready for use as the villages develop.

Funding for parks will be provided by a combination of development fees and private funding.

9.5.11 Fire Station

The Fire District's Facilities Plan calls for a third fire station to be located near Bass Lake by the middle of the next decade. This projection assumes a substantial level of development throughout the east side of the El Dorado Hills/Salmon Falls Area Plan.

The station is intended to be designed to house two pieces of apparatus with quarters for a maximum of four shift personnel. Estimated cost of the station is $225,000 in 1987 dollars.

The El Dorado Hills Fire Department collects a development fee of $285 per dwelling, $0.08 per square foot for nonresidential sprinklered buildings, and $0.16 per square foot for nonresidential nonsprinklered buildings. The 6,453 dwelling units proposed in the Specific Plan would generate $1,839,105 over the period of buildout. If it is assumed that one-half of the nonresidential floor area is without sprinklers, the total nonresidential uses would generate $336,000. This fund should be more than sufficient to construct and equip a fire station in the Bass Lake area.

Section 10
Glossary

SECTION 10. GLOSSARY

Agricultural Preserve

An area of land established by a city or county pursuant to the California Land Conservation Act restricting the uses therein to agricultural and open space uses. Propertyowners may contract with the city or county to restrict use to agricultural purposes in exchange for certain tax benefits. Such contracts are in effect for ten years following a notice of non-renewal by the propertyowner.

Assessment District No. 3 (AD No. 3)

An assessment district formed by the El Dorado Irrigation District to fund improvements which will provide expanded public water and sewer service within the El Dorado Hills area.

County Service Area

A district formed and administered pursuant to the provisions of Government Code SS25210.1-25211.33. Various facilities and services, including but not limited to police protection, park and recreation services, and water and sewer services can be provided through this district. The district is empowered to charge fees sufficient to recover the costs of the services provided and may establish "zones of benefit" within the County Service Area to provide specific services or facilities and charge specific fees. The governing body for the County Service Area is the Board of Supervisors.

Community Facilities Act (Mello-Roos)

This act (Government Code SS53311-53365.7) provides a method for financing certain public facilities and services, including but not limited to police, fire, park, recreation, schools, water, sewer and drainage. Special taxes can be assessed against the land within the district to pay for the costs of services and facilities and of servicing bonded indebtedness incurred by the district for financing services and facilities.

Community Services District (CSD)

A district formed by the County pursuant to State law. A CSD can provide water and sewer service, fire and police protection, parks and recreation, libraries, street lighting and construction, and undergrounding of utilities. A CSD is typically governed by a board of directors. The El Dorado Hills Community Services District provides parks and recreation, garbage collection, street lighting and cable television services.

Development Agreement

An agreement authorized by State law entered into between a propertyowner and a city or county which ensures to the propertyowner that the land may be developed according to the land uses and requirements set forth in adopted plans and ordinances at the time of execution of the Development Agreement.

EDHI

El Dorado Hills Investors Ltd., a California limited partnership, dba Anthony Mansour/RDI Development.

Equivalent Dwelling Unit (EDU)

The amount of sewer or water service required by an average single family detached residence.

El Dorado County Traffic Development Fee

A fee established for new development projects in the El Dorado Hills area for the purpose of roadway construction and improvements beyond the boundary of any particular development. The fee is based upon an estimate of trip generation based on land uses.

Gross Density

The number of dwelling units divided by the number of gross acres within the Specific Plan area.

Master Covenants, Conditions and Restrictions (Master CC&Rs)

A set of CC&Rs applicable to all or a major portion of the Specific Plan area. The Master CC&R's shall provide for the formation and operation of a Master Propertyowner's Association, provide for the establishment, operation and maintenance of certain common facilities and services, and may levy fees or assessments to fund the operation and maintenance of such facilities and services.

Master Propertyowners Association

A propertyowners association established pursuant to the Master CC&R's consisting of the property owners of all or a major portion of the Specific Plan area.

Net Acres

The number of acres excluding open space, major circulation routes, and school sites.

Net Density

The number of dwelling units divided by the number of net acres upon which those units are located.

Open Space Management Plan

A plan which establishes obligations, responsibilities, and procedures for the management, maintenance and funding of designated public and private open space areas within the Specific Plan area.

Public Services and Facilities Financing Plan

A plan which identifies the public services and facilities required for the Specific Plan area and the alternative funding methods for the capital facilities necessary to serve the development.

Stirling Fees

Fees for the purpose of constructing schools imposed by a school district pursuant to Government Code SS53080 and 65995. The fees are levied upon residential and commercial structures.

Village Covenants, Conditions and Restrictions (Village CC&Rs)

CC&Rs established for each village within the Specific Plan area. The Village CC&R's shall be binding upon and enforceable by the propertyowners within each residential village. They may control such matters as the permitted uses of individual lots, the design of structures and landscaping on such lots, and the rights of the propertyowners in common property under the control of a Village Propertyowners Association.

Appendix A
Parcels Included within the Specific Plan Application

Appendix A

PARCELS INCLUDED WITHIN THE
SPECIFIC PLAN APPLICATION

ASSESSOR PARCEL NO.		OWNER	ACRES
067-490-07		EDHI	
103-010-22			
103-101-23			
103-101-29			
106-020-07			
106-020-08			
106-020-10			
106-020-11			
106-020-12			
106-020-13			
106-020-14			
106-020-15			
106-020-16			
106-020-17			
106-020-29			
106-020-30			
106-020-31			
106-020-33			
106-020-35		EID (3.21 ac. within EDHI property)	
107-010-04			
107-010-05			
107-010-06			
107-010-07			
107-010-08			
107-130-01			
107-130-02			
107-130-03			
086-070-06			
107-010-09			
107-010-11			
107-010-12			
107-120-07			
107-130-04			
107-130-05			
107-130-09			
107-130-11			
	TOTAL	EDHI	3,645.62
086-070-08		Douglas Grantline Assoc. etal	37.00
086-070-02		Douglas Grantline Assoc. etal	53.00
086-180-01		E. & A. Dolder	5.12
086-180-02		A. & B. Byrum	5.00
086-180-03		L & S Patterson	2.31
103-010-14		E.I.D.	151.70
103-010-20		E.I.D.	0.44
103-010-21		E.I.D.	5.00
107-130-06		P.G. & E.	3.44
107-130-07		J & B Peerman	9.52
107-130-08		B. Woolverton etal	1.80
106-140-10	(Portion)	Reynen, Bardis, & Winn	13.00
			287.38
		GRAND TOTAL	3,933.00

Appendix B
El Dorado Hills Specific Plan
Design Guidelines

APPENDIX B DESIGN GUIDELINES

Section 1.0 Introduction

The presentation here of the El Dorado Hills Specific Plan Design Guidelines (the Guidelines) is a part of a public and private framework for the orderly development of the El Dorado Hills Specific Plan area. The Guidelines are intended to unify the diverse land uses and land features into a cohesive community, preserve and strengthen the village concept, and support the Specific Plan.

The Guidelines are not the only controls being implemented to ensure quality growth in El Dorado Hills. They will be supplemented by the El Dorado County General Plan, the El Dorado Hills/ Salmon Falls Area Plan, the El Dorado Hills Specific Plan, County review and approval of development plans and subdivision maps, Development Agreements, and Declarations of Covenants, Conditions and Restrictions (CC&Rs) (applicable generally to the Specific Plan area, and specifically tailored to each village). All these documents are designed to implement the Specific Plan in a systematic manner to ensure a very high quality development.

In addition, the Guidelines will enable subsequent builders to further understand the Specific Plan's development intent, and will aid the County and its agencies during the approval process. These Guidelines are organized as development controls. The intent is for the flexibility inherent in these Guidelines to allow for innovatiive growth, creative expression, and an exceptional lifestyle quality throughout the community.

1.1 Approvals

A two-step approval system will apply to all significant construction projects within the Specific Plan area. The first step in the approval process requires non-governmental design approval by the Architectural Control Committee (ACC) of the El Dorado Hills Master Propertyowners Association (Master Association). Prior to submission of applications to the County for subdivision maps, use permits, building permits and zoning amendments or other development plans, developers will be required to submit their plans to the ACC for

its review and approval. These Guidelines, as well as the standards established by the CC&Rs, will be used by the ACC as the standards for approval of such plans.

Each applicant will be required to include in his proposal a specific schedule which shall propose the phasing of all aspects of the development, including but not limited to utilities, roads, buildings and landscaping. Each applicant will also provide a maintenance schedule to show how the project and its landscaping, both during and after construction, will be maintained, protected from grassfires or wildfires, and operated to ensure the security of residents and their property.

If approved by the ACC, the plans may be submitted to the County of El Dorado for review to determine compliance of the plans with the Guidelines, Specific Plan, County Zoning Ordinance, CC&Rs, and other relevant County ordinances. A matrix is provided which allocates applications and design considerations to governmental and non-governmental design review (Exhibit A).

Section 2.0 Residential Design Guidelines

The goals and policies in the Specific Plan establish specific design and development concepts for the El Dorado Hills Specific Plan area. The El Dorado Hills Specific Plan envisions a community of distinct residential villages that will provide a wide range of housing types and densities within a variety of sites and environments. The varied topography and vegetation combine with the residential housing to create distinct residential villages. Each village is intended to be inwardly oriented with an individual identity to set it apart from other residential areas. Each village will be distinguishable from others by having a mixture of gateways, prominent entry features, public and private open space, landscaped roadways, fencing, golf course fairways, and differing topography in order to achieve its own identity and sense of neighborhood.

2.1 Architectural Design

The purpose of the guidelines in the following sections, are to control the general architectural style and appearance employed in the design and construction of all residences in the Plan Area. The objective is to maintain a development theme that will promote building design and placement in a manner that harmonizes with natural areas, the character of the Plan Area and, particularly, individual sites.

1. Buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact.

2. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural character is preferred.

3. Buildings shall be designed and sited in accordance with the constraints of topography, vegetation, orientation, views and other natural features of a particular building site.

4. Buildings within a neighborhood grouping shall include a variety of forms and sizes to achieve visual interest. Architectural style should be consistent throughout the village.

2.2 Site Development and Grading

It is the intent of these guidelines to maintain, to the maximum extent possible, the natural landforms and vegetation of the Plan Area through the control of site grading, vegetation removal, architecture, preservation of viewsheds and planting. In addition, grading controls are intended to reduce soil erosion and control surface drainage.

1. Grading for roads, driveways and residential site improvements shall be minimized.

2. Creation of large graded pads outside the building envelope shall be discouraged for single-family residences.

3. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible.

4. Excessively steep slopes shall not be constructed for residential structures or accessory buildings if it is determined that such development will have a negative effect on the site or adjacent property. Streets and driveways in these areas should be carefully designed to ensure slope stability.

5. See Pages 4A and 4B.

6. To avoid damage to root systems, residential construction shall not occur within the drip line of oak trees over 50 inches in circumference unless an arborist determines that the tree will not be injured.

7. To preserve the vegetative character of the Plan Area, the planting of native shrubs and groundcovers shall be encouraged in all new landscaping.

8. Landscaping in areas adjacent to natural open space shall be fire resistant (see List 5, Selected Fire Buffer Plant List).

2.3 Village Signage

Village identification is dependent upon gateways and entry signage. To strengthen the village concept, gateway and entry signs shall be designed within standards established by the ACC. Each subdivision applicant will be required to submit concept sketches of signage programs for review and approval.

1. Gateways and entry signs will be constructed from materials such as stone, brick, cement, wood or other permanent material. Sheet metal or plastic are unacceptable except for use as letters.

9. All construction and grading sites shall be adequately watered to control nuisance dust.

10. Burning of waste materials and stripped vegetation shall not be permitted.

11. All residential structures shall be designed to comply with state energy conservation standards to reduce the need for fossil fuels and wood burning for heating.

12. Oak tree protection shall include the following:

- Protect all oak trees greater than 6 inches diameter at breast height to the maximum extent feasible (dbh).
- Signs, ropes, cables, and other items should not be attached to oak trees.
- No employee vehicles, construction equipment, mobile offices, supplies, materials, or facilities should be parked, stockpiled, or located within the driplines of oak trees.
- Soil surface removal greater than 1 foot should not occur within the driplines of oak trees, and no cuts whatsoever should occur within 5 feet of their trunks.
- Earthen fill greater than 1 foot deep should not be placed within the driplines of oak trees, and no fill whatsoever should be placed within 5 feet of their trunks.
- If extensive cuts or fills are made near oak trees beyond the dripline, adequate drainage and/or supplemental irrigation should be provided to mitigate the adverse effects caused by elevation changes.
- No trenching whatsoever should be allowed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the dripline of oak trees, the trench should be either bored or drilled but not within 5 feet of tree trunks.
- Where soil compaction occurs within the dripline of an oak tree, measures should be taken to restore soil condition and integrity.
- Replant areas that supported oaks prior to the development with the same native oak species.
- Paving within the driplines of oak trees should be stringently minimized. When it is absolutely necessary, porous materials should be used with consideration given to the need for aeration.
- No artificial irrigation within the driplines of oak trees should be permitted.
- Landscaping beneath oak trees may include nonplant materials such as boulders, cobbles, wood chips, etc. The only plant species that should be planted within the driplines of oak trees are those that are tolerant of the natural semi-arid summer environment of the trees.

Limited drip irrigation approximately twice per summer is recommended for the understory plants as this intensity of irrigation should sustain landscaping without adversely affecting oak trees.

- Developer to prepare an instructional pamphlet for all homeowners that explains how to protect oak trees on their property. Work with homeowners at the time of new home purchase and later through Homeowners' Associations to have oak trees and other vegetation protected. Information on potential fire resistant vegetation and procedures should also be included.

2. All street signs within each village will adhere to a standard established by the ACC.

3. Internally lit, moving, or flashing signs are not permitted.

2.4 Fences and Other Construction

Fences and other ancillary site elements are important features within each village, and as a result, shall be consistent in character from one village to another.

1. Property lines shall be kept free and open, and fencing will not be permitted on any property lines except where, in the determination of the ACC, such a fence or enclosure will contribute to the area's character and promote its security.

2. Fencing materials shall be of wood, stone (dry laid or mortared) or brick. Fencing at the top or bottom of slopes shall be set back at least 5 feet from this grade change.

3. Mailbox installation shall conform with standards established by the U.S. Postal Service. All mail enclosures or groups of mailboxes placed at curbside must be approved by the ACC.

4. Trash enclosures shall be designed so that their visibility is minimized and shall be approved by the ACC.

5. All electrical, telephone and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities necessary and appurtenant to underground facilities, street lighting and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

2.5 Lighting

The design of the the street light standards on public or private streets shall be approved by the ACC in conformance with County standards for safety and security.

6. Swimming pools shall be fenced for safety purposes.

1. Common areas and public rights-of-way in single family detached and attached developments shall use the same streetlight standard within that particular village.

2. Detached and attached cluster type developments shall have pedestrian path lights that are compatible in design with the streetlight design of that particular village.

3. All exterior lighting fixtures will be efficient in design and energy use. Low and high pressure sodium (LPS, HPS) lamps are prohibited.

4. Lighting fixtures within the village shall be designed so as to deflect light and glare away from the viewsheds of residences, adjacent properties, and parks or open space within the village. Fixture placement is subject to the approval of the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

Section 3.0 Commercial Design Guidelines

All commercial/retail areas within the El Dorado Hills Specific Plan area shall be developed in accordance with the principles outlined within the Specific Plan, the El Dorado Hills/Salmon Falls Area Plan and related County documents. These commercial areas, through the use of architecture and landscaping, are intended to reflect the village concept and to be complimentary and in conformity with the community standards and surrounding properties. In order to meet this objective and create an aesthetically pleasing environment, the following guidelines are established.

1. Commercial areas should not be defined by walls and solid fencing. Rather, commercial areas should be buffered from adjacent non-commercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.

2. Site design shall be accomplished in a manner which will integrate the commercial area with surrounding residential or commercial properties through the extensive use of landscaping, plazas, and buildings oriented exclusively away from streets.

3. Site development and landscaping shall provide for a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains, sculpture and dense landscaping.

4. All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls or a combination of these elements as approved by the ACC.

5. Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.

3.1 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts upon adjacent properties.

1. Each commercial area shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the site as well as other local traffic.

2. Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes.

3. Comon access drives should be used where feasible and be adequately sized to accommodate anticipated traffic.

4. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards.

5. Directional arrows shall be applied to drive surfaces with white traffic paint as necessary to avoid confusion and provide safe circulation of vehicles.

6. Parking shall conform to the design standards approved by the ACC.

3.2 Bicycle and Pedestrian Circulation

Bicycle access to commercial developments shall be provided from bike lanes adjacent to such developments. Pedestrian circulation shall link commercial development with adjacent parking areas, parks, sidewalks and residential areas as required.

1. All commercial developments shall provide one bicycle parking space for every 20 auto parking stalls

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2. Bicycles may use the same circulation systems as autos within the development.

3. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

4. All pedestrian pathways shall be paved, a minimum of 5 feet in width and approved by the ACC.

5. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

6. Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes or by providing additional distance between these circulation systems.

3.3 Open Space

Commercial development within the El Dorado Hills Specific Plan area shall conform to the landscaping and open space goals and policies of the Specific Plan. A quantity and quality of open space in excess of that required by the Specific Plan is encouraged.

3.4 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

1. Mounding and berming shall be utililized extensively to add topographical variety to the landscape.

2. Grading may be natural or architectural in form and should compliment the architecture or land use of a site in a pleasing manner.

3. Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.

3.5 Walls and Fences

1. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

2. Where serving as a visual or noise barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights and material shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

3. The location and design of walls and fences as with all other design review applications shall be approved by the ACC prior to construction, installation or submittal of plans to the County.

3.6 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

1. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

2. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought- resistant.

3. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.

3.7 Signs and Graphics

1. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

2. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

3. No flashing or moving signs will be permitted.

4. Natural materials are recommended for entry gates and monumentation along major streets.

5. Signs shall not obstruct or visually impair vehicular entries.

3.8 Paving Materials

1. All paved pedestrian sidewalks shall have a minimum width of 5 feet. All sidewalks which combine bicycle and pedestrian use shall be a minimum of 6 feet in width.

2. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate and other embellished paving materials is recommended.

3. Crosswalks within each development shall be delineated with one of the paving materials listed above and shall contrast with the pavement of the street, alley, driveway or parking lot in which the crosswalk occurs.

3.9 Lighting and Utilities

1. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.

2. Lighting fixture design shall be compatible with other site elements.

3. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low and high pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

4. Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks and open space areas. Fixture placements are approved by the ACC. Cutoff-type fixtures are preferred to minimize light spillage and glare.

5. All electrical, telephone and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities necessary and appurtenant to underground facilities, street lighting and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.

3.10 Trash Enclosures

1. Trash enclosures will be required for all trash containers.

2. Enclosures shall be approved by the ACC and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control.

3. All enclosures shall be of adequate height to screen the trash container from view.

4. Where trash enclosures can be viewed from a second story level, a roof, trellis or other similar screening technique shall be used to screen the trash enclosures from view.

5. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.

Section 4.0 Village Green/Community Center

The design focal point for the El Dorado Hills Specific Plan area is the Village Green/Community Center. Located at the intersection of Silva Valley Parkway and Country Club Drive, this 27-acre site is highly visible as the entry to the golf course neighborhoods and visible from residences located along the ridges as well. Site planning and architectural style are extremely important factors in order that the Village Green/Community Center gain community acceptance. The following guidelines are established to accomplish this objective.

4.1 Permited Land Uses

Three primary land uses are anticipated in the Village Green/ Community Center. These are public facilities, limited commercial/ retail facilities, and recreation and parkland uses. Approximately 16.2 acres are reserved for the public facilities and commercial/retail components, and 10.8 acres are reserved for the recreation and parkland uses.

4.1.1 Public Facilities, Recreation and Parkland (reserved land uses)

1. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.

2. Area is reserved for public services, facilities and gatherings.

3. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.

4. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Comunity Center. Acceptable uses include:

Accountant
Attorney
Bakery
Bed and breakfast inn
Butcher
Cafe
Day care
Delicatessen
Dry cleaner
Financial Institution
Florist
Gift shop
Hair stylist/barber
Medical/dental office
Real Estate office
Restaurant
Small movie theater
Stockbroker
Travel agency

1. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space.

2. Plazas, fountains, street furniture and landscaping are recommended throughout the Village Green/Community Center.

4.3 Architectural Design

The guidelines established in this section are intended to control the general architectural style, appearance and construction of the Village Green/Community Center. The objective is to maintain a design theme that will promote architectural design and building placement so as to harmonize with the natural character of the site.

1. Buildings generally shall be limited to two stories in height, except in those instances approved by the ACC, where the structure's use, or design, encourages an architectural statement or effect.

2. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural California style is recommended.

3. All loading and storage areas shall be screened from view by mounding, planting, fences, walls or a combination of these elements as approved by the ACC.

4. Loading docks and delivery areas shall be located away from major vehicular and pedestrian circulation.

4.4 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts upon adjacent properties.

1. The Village Green/Community Center shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the various land uses proposed, as well as other local traffic.

2. All uses should be directly accessible by public transportation, pedistrian and bicycle routes.

3. Common access drives should be used where feasible and be adequately sized to accommodate generated traffic.

4. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided and shall be in conformance with County standards.

5. Directional arrows will be applied to drive surfaces with white traffic paint where necessay to avoid confusion and provide safe circulation.

6. Parking shall conform to the design standards approved by the ACC.

4.5 Bicycle and Pedestrian Circulation

Bicycle access to public facilities, commercial/retail and recreation uses shall be provided from bike lanes adjacent to the Village Green/ Community Center. Pedestrian circulation to and within the Village Green/Community Center shall link parking areas and sidewalks on public streets with the buildings and use areas.

1. All commercial/retail and public facilities shall provide one bicycle parking space for every 20 auto parking stalls.

2. Bicycles may use the same circulation systems as autos within the development.

3. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

4. All pedestrian pathways shall be paved, a minimum of 5 feet in width, and approved by the ACC..

5. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

6. Pedestrian and auto circulation should be separated. Separations may take the form of buffer planting, elevation changes, or by providing additional distance between these circulation systems.

4.6 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

1. Mounding and berming shall be utililized extensively to add topographical variety to the landscape.

2. Grading may be natural or architectural in form and should compliment the architecture or land use of a site in a pleasing manner.

3. Areas which are to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas that are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at a 2 percent minimum grade.

4.7 Walls and Fences

1. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

2. Where serving as a visual screening barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

3. The location and design of walls and fences as with all other design review applications, shall be approved by the ACC prior to construction, installation or submittal of plans to the County.

4.8 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

1. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

2. To the maximum extent possible, landscape design shall incorporate native trees and shrub and should be drought resistant. Accent landscaping using non-native types is acceptable.

3. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is preferred.

4.9 Signs and Graphics

1. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

2. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

3. No flashing or moving signs will be permitted.

4. Natural materials are recommended for entry gates and monument signs along major streets.

5. Signs shall not obstruct or visually impair vehicle entries.

4.10 Paving Materials

1. All sidewalks shall have a minimum width of 5 feet.

2. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate and other embellished paving materials is recommended.

3. Crosswalks within each development shall be delineated with one of the paving materials listed above. The materials shall contrast with the pavement of the street, alley, driveway or parking lot in which the crosswalk occurs.

4.11 Lighting and Utilities

1. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting and accent lighting for landscaping and architecture. Security lighting should be included when necessary.

2. Lighting fixture design shall be compatible with other site elements.

3. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low and high pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

4. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

5. All electrical, telephone and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities necessary and appurtenant to underground facilities, street lighting and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to insure access as required for their maintenance.

Section 5.0 Open Space, Parks and Recreation, Trails and Paths

Integral to the concept of the El Dorado Hills Specific Plan is the mixture of open space, residential areas, commercial sites and circulation. The success of this integration depends primarily on the manner in which the boundaries between these various land uses meet and interconnect. This section establishes guidelines to facilitate these interconnections and especially to protect the natural open space from impacts from adjacent uses.

5.1 Open Space

Five basic types of open space are provided in the Plan Area: natural open space, residential open space, golf course, parkland and school playfields, and drainageways.

5.2 Natural Open Space

1. Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition.

2. No development will occur within these areas except for maintenance, fire protection, trails, and permitted uses.

3. Use will be restricted to those which have minimal impact on the natural environment, such as jogging, hiking and horseback riding.

5.3 Golf Course

1. With the exeption of the clubhouse, pro shop facilities and commercial uses, all of the area designated as the golf course will be landscaped and developed exclusively for golf and country club-related facilities.

2. Swales and drainageways will be landscaped where possible, with native planting in order to enhance the natural habitat.

5.4 Residential Open Space

1. Open space easement dedications on individual residential parcels may be required in order to reduce fence visibility, reduce open space intrusion, buffer open space from development and reduce tree loss.

2. Such easements may be required to prevent development of other than accessory structures and landscaping.

3. General public access rights will not be permitted within these easements.

4. Any trails developed within such residential open space will be designed to minimize impacts upon adjacent propertyowners.

5.5 Parkland and School Playfields

1. It is recommended that the entities which own and maintain the public parks and adjacent school sites and play fields enter into joint use agreements so that public use of facilities can be maximized.

2. Playfields and playgrounds should be located in relatively flat portions of public parks.

5.6 Drainageways

1. All major drainageways within the Plan Area should be left in a completely natural, unaltered condition or designed to appear natural.

2. The areas designated as drainageways shall constitute an element of open space within certain villages and the golf course.

3. Drainageways may be contained within recorded easements to provide for maintenance.

4. Riparian vegetation may be allowed to grow in drainageways to enhance the open space and natural habitat of these areas. Care shall be taken in order to maintain flood control.

5.7 Public and Private Parks and Recreation

The following guidelines are established for both public and private parks and recreational facilities.

5.7.1 Public Parks and Recreation Facilities

1. All public parks and recreation facilities shall conform to County standards and requirements.

2. Public facilities should be located adjacent to schools and open space areas to maximize their value within the Plan Area. Anticipated uses may include, but are not limited to:

a. soccer fields
b. baseball fields
c. football fields
d. other miscellaneous field sports

3. Smaller recreational uses, such as tot lots, tennis courts, etc., will be located close to areas with higher populations and densities, yet away from traffic hazards.

4. Public parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought tolerant species are recommended (see Selected Native Plant List 4).

5. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

6. Public parks should be designed to minimize maintenance requirements.

7. Public parks should be designed to allow surveillance by adjoining residents and security services.

8. Public parks shall be linked to bike and pedestrian paths where feasible.

9. Public parks should not be located on slopes that exceed 20 percent or adjacent to the golf course.

5.7.2Private Parks and Recreation Facilities

1. Within the Specific Plan area, certain villages may provide additional recreation land (private parks) due to the density and housing types within the village.

2. Private parks should provide for those recreation needs that cannot be met by individual homeowners. These may include tennis courts, swimming pools, open lawn areas, picnic facilities and other amenities.

3. Private parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought tolerant species are recommended (see List 4, Selected Native Plant).

4. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

5. Private parks should be designed to minimize maintenance requirements.

6. Private parks should be designed to allow surveillance by adjoining residents and security services.

7. Private parks shall be linked to bike and pedestrian paths where feasible.

8. Private parks should not be located on slopes that exceed 20 percent or adjacent to the golf course.

5.8 Pedestrian Trails and paths, Equestrian Trails

An extensive system of interlinked trails and paths is incorporated into the Plan Area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians and bicylists. This trail system is intended to connect to the regional trail system at designated points such as the PG & E/SMUD easement.

1. Trails and paths should be separated from streets and parking areas to the maximum extent possible.

2. Trails through residential open space should be designed to minimize impacts upon adjacent propertyowners.

3. Where possible, trails should follow natural drainage courses. Drainage easements may be utilized to facilitate trail construction and maintenance.

4. Street crossings, particularly at major intersections, should be minimized.

5. Trails and paths that are not within public street right-of-way should be clearly marked to facilitate their use and to discourage trespassing.

6. Barriers shall be installed to prevent access to the trails by unauthorized vehicles.

7. Trails within natural open space shall be designed to accomodate scenic areas and vistas.

8. Trail construction standards shall be developed for trails within natural open space to minimize impacts on the open space and vegetation, provide firebreaks and to minimize maintenance requirements.

9. Trails within public street rights-of-way shall meander relative to the alignment of the street pavement. Vertical separation between roadways and pathways should be employed wherever possible.

10. Trails which function as fire breaks shall be constructed according to those standards established by the Fire District.

Section 6.0 Street Standards

The circulation system is intended to facilitate safe and efficient traffic movement within and through the Plan Area with minimum disruption to other land uses. Arterial streets connect with village streets at village entry points, thereby eliminating unnecessary traffic through the village. Residences are oriented away from arterial streets and will not have direct access to arterials. Streets are designed in accordance with projected residential and commercial traffic demands.

Consistent with the overall design theme of the Specific Plan, streets will be generally curvilinear in design, conform to the natural topography, minimize grading and preserve existing trees and other important natural features.

1. Bus shelters and turnouts will be provided along arterial and collector streets near village entrances.

2. All street furniture (bus shelters, benches, trash receptacles, signage and lighting) within the Plan Area will utilize a common design theme.

3. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape and create a tree canopy to enhance pedestrian scale. Trees along arterial streeets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List.

4. All street trees, shrubs and ground cover planting within the rights-of-way are encouraged to be native and/or drought- resistant, and shall be consistent with the guidelines established for the residential and commercial areas.

5. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high wall. The design, color and construction materials shall be consistent for all similar placements within the Plan Area. Such fencing may be supplemented by earth berms and landscaping within the street setback.

6. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design fence, wrought iron fence, or dry stone wall shall be employed. Chain link fencing is permitted when visually screened from a street right-of-way.

7. Private streets shall be constructed to the same standards as public streets.

8. Private streets shall include parking bays at a ratio of one guest space for each residence when on street parking is prohibited.

6.1 Street Descriptions

6.1.1 Residential Street (50-foot-wide right-of-way, 24-foot-wide pavement)

The primary street design, to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Paved pedestrian paths and space for street trees will be included in the right-of-way. No provision is made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur within the street pavement without the use of specified bicycle lanes.

6.1.2 Residential Street (50-foot-wide right-of-way, 32-foot-wide pavement)

This street design will be used for the majority of the interior village streets. Included within the right-of-way is a 5-foot-wide paved pedestrian path, street trees, two 12-foot-wide travel lanes and an 8-foot-wide parking lane on one side of the street.

6.1.3 Minor Village Street (80-foot-wide right-of-way, 48-foot-wide pavement)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a 5-foot-wide paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

6.1.4 Major Village Street (100 foot wide right-of-way, 48-foot-wide pavement)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street which connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes bicycle lanes on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping providing a varied separation from the street pavement. No provision is made for on-street parking.

6.1.5 Split Parkway (120 foot wide right-of-way, 48-foot-wide pavement)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

6.1.6 Parkway (120-foot-wide right-of-way, 48-foot-wide pavement)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. There are three typical roadway sections applicable to three areas along Silva Valley Parkway as shown on Figure 14 in the Specific Plan. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. As shown below, this street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. No provision is made for on-street parking. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the westerly side of the Parkway and from 26 to 50 feet on the easterly side of the Parkway.

Section 7.0 Landscape Development Standards

The Landscape Development Standards are designed to provide Guidelines that will act as a framework for the orderly landscape development of the Specific Plan area. These standards provide a means of unifying a large area with diverse natural and man-made features into a cohesive recognizable community. The Landscape Development Standards identify a number of objectives and suggest implementation methods. The objectives include:

1. The creation of a strong visual identity through landscaping.

2. Standardization of plant materials and their use within the Plan Area.

3. Reinforcement of village entries.

4. Water conservation. Due to the limited supply of long-term water resources in the region, design solutions for the Specific Plan area will include provisions for water conservation, most notably the use of native and drought-tolerant plant materials and efficient irrigation systems. Drip irrigation systems are encouraged for trees and shrubs.

5. Preservation and enhancement of the natural open space and associated plant communities. This is accomplished through protection from incompatible uses, grass fires, excessive grading and tree removal.

6. All developments shall include landscape and irrigation plans approved by the ACC.

7.1 Landscape Concept

Landscaping within the Specific Plan area shall include both native and non-native trees and plantings. Landscaping within the Plan Area shall be designed to enhance the visual quality of the area and provide a framework for the establishment of a cohesive, identifiable community.

7.2 Visual/Aesthetic Control

1. Planting shall be varied in texture, height, form and color to create interest and avoid monotony. Planting shall soften hard edges and be used in a manner that harmonizes with the architecture and site planning.

2. Planting will be designed to accomodate viewsheds. Special views should be carefully preserved and enhanced by framing these views with landscaping.

3. Undesirable views, may be screened through the use of planting, walls, mounding, or a combinations of these techniques.

4. Planting should be used for windbreaks where views do not require protection.

5. Shade trees shall be provided in all parking lots. Deciduous trees shall be utilized to reduce heat loads on the south and west sides of buildings where such tree placement does not conflict with solar access.

7.3 Planting Design

1. Erosion control. All areas subject to erosion shall be planted with plant varieties that provide erosion control root systems. Plant materials and installation techniques require ACC approval (see List 3, Master Erosion Control Plan List).

2. Buffers. Plant materials shall be used as physical buffers between incompatible uses. Such buffers shall be both physical and visual. Buffer planting shall also occur between different types of circulation (autos and pedestrians) wherever possible.

3. Drought-tolerant, low maintenance planting. Plant species shall be selected for moderately drought-tolerant, low maintenance characteristics. Plants that have brittle branching structures, excessive litter production, or high susceptibility to pests or disease shall not be selected. Plants which produce litter that enhances the natural open space may be permitted.

4. Fire buffers. Fire buffers shall be provided in all cases where buildings are located within 100 feet of natural open space. All planting within this 100-foot buffer shall comply with standards established by the Fire District. All open space areas and slope banks are subject to the Fuel and Fire Management Program. (Section 9.0 Maintenance, Fire and Fuel Management).

5. Streetscape. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. A dominant street tree shall be selected and planted within Parkways at intervals not to exceed 40 feet. Trees along arterial streets shall be planted in natural appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant. It is recommended that all street trees, shrubs and ground cover planting within the public right-of-way be native and/or drought-resistant plant materials. Placement of these trees shall be adjusted to allow for driveways, street signs and utilities. All medians wider than 6 feet shall be mounded and planted with turf and double row groupings of accent trees. All medians less than 6 feet wide shall contain turf or ground cover, contain no mounding and shall be graded at a 2

percent minimum slope for drainage. Turf areas shall not exceed 4:1 slope. Slopes in groundcover areas are not to exceed 2:1 (see List 2, Master Street Tree Plant List).

6. Natural open space. Natural open space, as designated in the Specific Plan, shall be preserved in perpetuity in essentially an unaltered condition. All planting required due to grading, road construction or utility construction shall be done with native plant materials. All disturbed areas shall be returned to a natural condition. Plant materials shall be selected from Table 4, Selected Native Plant List.

7. Parks and recreation areas. Landscaping of public and private parks, pocket parks and recreation areas within the Plan Area shall be designed in an informal style that compliments the natural landscape. Buffer plantings shall be installed where recreation areas abut parking areas, streets and adjacent uses. Views into recreation areas shall be maintained for security purposes.

Section 8.0 Irrigation System Guidelines

All irrigation systems within the Specific Plan area shall be in conformance with County codes and ordinances, and any applicable CC&Rs. The following pertains to all areas which are to be maintained by the Master Association, the individual village associations, or that are maintained by the County.

1. All irrigation systems shall meet County standards.

2. Irrigation systems shall be separated according to the following criteria:
   a. Top, toe, center of slope.
   b. Contour along slope, when possible.
   c. Northeast and southwest exposures shall be separate.
   d. Separation of groundcover and turf.
   e. Radical soil differences.
   f. Separation of high points low points, and drainage swales in general landscaped areas.
   g. Separation of general landscaped area and slopes exceeding 3:1.

3. Irrigation systems shall be designed for wind velocities of 5-10 mph.

4. Maximum flow velocity through pipes shall be five feet per second.

5. All slope irrigation shall be designed for a maximum volume of 10-12 gallons per minute per acre.

6. Design pressures shall be per the manufacturers recommendations.

7. Low precipitation nozzles and drip irrigation shall be used to prevent runoff where feasible.

8. All piping shall be PVC and buried below grade. Slope systems shall be Brownline PVC laid on grade with appropriate fasteners.

9. Separate electrical meters, water meters, and irrigation controllers shall be provided for areas maintained by:

a. Village Propertyowners Association.
b. Master Propertyowners Association.
c. Other entities.

10. All irrigation systems shall be capable of applying water within the allotted time schedule without creating excessive runoff.

11. All irrigation controls shall be installed in approved steel enclosures.

Section 9.0 Maintenance, Fire and Fuel Management

9.1 Maintenance Program

The objective of landscape maintenance within the Specific Plan area is to maintain all forms of vegetation through proper care. Moderately visible areas shall have a neat and groomed appearance. High visibility areas, which include streetscapes, recreation areas and slope planting adjacent to streets, shall have a manicured appearance. Natural open space shall be maintained for fire prevention. All village entry signs shall be maintained in a well groomed appearance.

1. Scope of work. Maintenance of plant materials shall include, but not be limited to, mowing, trimming, pruning, watering, fertilization, aeration, thatching, weed control plant replacement, cultivation, pest control, and cleanup. The objective is to utilize plant material maintenance methods that will keep sites in a state of healthy growth and in good repair. Irrigation maintenance shall include operation systems, adjustments and repairs.

2. Requirements. The maintenance contractor shall furnish all labor, equipment, materials, tools, transportation, hauling, dumping, fertilizers, chemicals, services and other special skills required to perform the landscape maintenance as required. Maintenance of these areas shall include a routine restoration of plant materials, irrigation systems and walk areas.

3. Quality standards. All work shall be performed in accordance with proper landscape maintenance practices and in keeping with the high aesthetic level of the facilities and villages being maintained. All personnel on the project shall be well trained, clean and neat in appearance.

4. Water management. Water will be used only as required to allow penetration into the soil and avoid excess runoff. Plantings have been selected for low water requirements. Plants should be watered only as needed to maintain healthy plant material. The use of moisture sensors is encouraged.

5. Clearance and visibility. Plant material shall be maintained so as to avoid obstracting the view of signs, light fixtures, air flows from vents, pedestrians and vehicles.

6. Erosion control. All drainage ways shall be periodically inspected. Drainageways indicating signs of erosion, slippage, and settlemen shall be repaired. In case of grass fires, slopes shall be reseeded and planted as soon as possible to minimize erosion.

9.2 Fire and Fuel Management Program

To prevent property loss due to brush and grass fires, a system of vegetation management is established. All fuel and fire management will be under the direction or review of the Fire District.

1. Design. A landscape fire buffer shall be provided between natural open space areas and adjacent streets and villages within the Specific Plan area.

2. Materials. The fire buffer shall be equiped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since this may damage the existing native vegetation. Plant materials within these designated buffesr will be selected for their high moisture content and retention during hot weather, slow growth nature, and tendency to burn slowly if ignited. Plants also will be selected for their low profile (see List 5, Selected Fire Buffer Plant List).

3. Management. The removal or reduction of large shrubby plant masses may be required each 3 to 5 years to reduce the source of fuel for fires.

LIST 1
MASTER LANDSCAPE PLANT LIST

BOTANICAL NAME	COMMON NAME
Trees	
Acer macrophyllum	Bigleaf Maple
Acer palmatum	Japanese Maple
Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Aesculus californica	California Buckeye
Aesculus carnea	Red Horsechestnut
Albizia julibrissen	Silk Tree
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Betula nigra	River Birch
Betula pendula	White Birch
Betula verrucosa	White Birch
Cedrus deodara	Deodar Cedar
Celtus australis	European Hackberry
Cercis occidentalis	Western Redbud
Crataegus phaenopyrum	Washington Hawthorn
Cupressus macrocarpa	Montery Cypress
Fraxinus o. 'Raywood'	Raywood Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Ginkgo biloba 'Fairmount'	Maidenhair Hair
Gleditsia tria. 'Shademaster'	Honey Locust
Gleditsia triacanthos 'Moraine'	Moraine Locust
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privit
Liquidambar styr. 'Palo Alto'	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
Magnolia soulangeana	Saucer Magnolia
Malus 'Liset'	Crabapple
Malus floribunda	Japanese Crabapple
Morus alba	White Mulberry
Pinus canariensis	Canary Island Pine
Pinus coulteri	Coulter Pine
Pinus elderica	Mondell Pine
Pinus halapensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus thunbergiana	Japanese Black Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Bloodgood'	London Plane Tree
Platanus acerifolia 'Yarwood'	London Plane Tree
Platanus racemosa	Western Sycamore
Populus alba 'Bolleana'	Bolleana Poplar
Populus fremontii 'Nevada'	Male Fremont Poplar
Populus nigra 'italica'	Lombardy Poplar
Populus tremuloides	Quaking Aspen
Prunus "Krauter Vesuvius"	Purple Leaf Plum
Prunus cerasifera "Thundercloud"	Thundercloud Purple Plum
Prunus serrulata 'Kwanzan'	Kwanzan Cherry
Prunus yedoensis "Akebono"	Flowering Cherry

Pseudotsuga menziesii	Douglas Fir
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Pyrus calleryana 'Bradford'	Bradford Pear
Quercus agrifolia	Coast Live Oak
Quercus borealis	Red Oak
Quercus coccinea	Scarlet Oak
Quercus douglasii	Blue Oak
Quercus ilex	Holly Oak
Quercus kelloggii	California Black Oak
Quercus lobata	Valley Oak
Robinia ambuigua 'Idahoensis'	Black Locust
Salix babylonica	Weeping Willow
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Tilia cordata	Little-leaf Linden
Umbellularia californica	California Bay

Shrubs

Abelia grandiflora 'E. Goucher'	Glossy Abelia
Arbutus unedo	Strawberry Tree
Arctostaphylos "Howard McMinn"	Manzanita
Arctostaphylos manzanita "Dr. Hurd"	Manzanita
Azalea varities	Southern Indica
Buxus varities	Boxwood
Ceanothus "Julia Phelps"	California Lilac
Ceanothus g. 'Horizontalis'	Carmel Creeper
Ceanothus g. 'Yankee Point'	Carmel Creeper
Cercis occidentalis	Western Redbud
Chaenomeles varities	Flowering Quince
Cistus cobariensis	White Rockrose
Cistus ladanifer	Crimson Spot Rockrose
Cornus stolonifera	Western Dogwood
Cotinus coggygria "Royal Purple"	Purple Smoke Tree
Cotoneaster varities	Cotoneaster
Cotoneaster lacteus	Parney Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Garrya elliptica "James Roof"	Silktassel
Hemerocallis varities	Day Lily
Heteromeles arbutifolia	Toyon
Juniperus varities	Juniper
Ligustrum varities	Privet
Lonicera j. 'Halliana'	Hall's Honeysuckle
Mahonia "Golden Abundance"	Hybrid Oregon Grape
Mahonia aquifolium "compacta"	Compact Oregon Grape
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica'	Portugal Laurel
Pyracantha varities	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Rhododendron varities	Rhododendron
Rhus varities	Sumac
Ribes varities	Flowering Currant
Romneya coulteri	Matilija Poppy

Spirea bumalda	Spirea
Syringa vulgaris	Common Lilac
Taxus varities	Yew
Viburnum varities	Viburnum

Vines

Clematis armandii	Evergreen Clematis
Lonicera Hildebrandiana	Burmese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae "Alba Plena"	Lady Banks Rose
Wisteria floribunda	Japanese Wisteria
Wisteria sinensis	Purple Chinese Wisteria

Ground Covers

Baccharis pilularis	Coyote Bush
Ceanothus varities	Ceanothus
Coprosma kirkii	Creeping Coprosma
Cotoneaster 'Lowfast'	Lowfast Cotoneaster
Gazania varities	Gazania
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Hedera helix Hahn's	Hahn's English Ivy
Hypericum calycinum	St. Johnswort
Lawn	Bluegrass Sod
Polygonum capitatum	Knotweed
Vinca minor	Dwarf Periwinkle

LIST 2
MASTER STREET TREE PLANT LIST

	BOTANICAL NAME	COMMON NAME
Trees		
	Acer rubrum 'October Glory'	Red Maple
	Acer platanoides	Norway Maple
	Aesculus californica	California Buckeye
	Aesculus carnea 'Briotii'	Red Horsechestnut
	Celtus australis	European Hackberry
	Fraxinus velutina 'Modesto'	Modesto Ash
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica 'Cherokee'	Crape Myrtle
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Prunus ""Krauter Vesuvius""	Purple Leaf Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus ilex	Holly Oak
	Quercus lobata	Valley Oak
	Robinia ambuigua 'Idahoensis'	Black Locust
	Tilia cordata	Little-leaf Linden

LIST 3
MASTER EROSION CONTROL PLANT LIST

BOTANICAL NAME	COMMON NAME
Trees	
Arctostaphylos varities	Manzanita
Baccharis pilularis	Coyote Bush
Ceanothus varities	California Lilac
Cercis occidentalis	Western Redbud
Chaenomeles varities	Flowering Quince
Cistus varities	Rockrose
Cotoneaster varities	Coteaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Heteromeles arbutifolia	Toyon
Hypericum calycinum	St. Johnswort
Juniperus varities	Juniper
Polygonum aubertii	Polygonum
Prunus l. 'zabeliana'	Zabel Laurel
Pyracantha varities	Pyracantha
Rhus varities	Sumac
Ribes viburnifoliun	Catalina Perfume
Romneya coulteri	Matilija Poppy
Rosa rugosa	Rosa
Taxus varities	Yew

LIST 4
SELECTED NATIVE PLANT LIST

	BOTANICAL NAME	COMMON NAME
Trees		
	Acer macrophyllum	Bigleaf Maple
	Aesculus californica	California Buckeye
	Alnus rhombifolia	White Alder
	Cercis occidentalis	Western Redbud
	Pinus coulteri	Coulter Pine
	Pinus muricata	Bishop Pine
	Platanus racemosa	Western Sycamore
	Populus tremuloides	Quaking Aspen
	Pseudotsuga menziesii	Douglas Fir
	Quercus agrifolia	Coast Live Oak
	Quercus douglasii	Blue Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak
	Sequoia sempervirens 'Aptos Blue'	Coast Redwood
	Umbellularia californica	California Bay
Shrubs		
	Arctostaphylos ""Howard McMinn""	Manzanita
	Arctostaphylos manzanita ""Dr. Hurd""	Manzanita
	Baccharis p. ""Twin Peaks""	Prostrate Coyote Brush
	Calycanthus occidentalis	Spice Bush
	Ceanothus ""Concha""	California Lilac
	Ceanothus ""Julia Phelps""	California Lilac
	Ceanothus g. 'Horizontalis'	Carmel Creeper
	Ceanothus g. 'Yankee Point'	Carmel Creeper
	Cercis occidentalis	Western Redbud
	Cornus stolinifera	Redtwig Dogwood
	Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
	Garrya elliptica ""James Roof""	Silktassel
	Heteromeles arbutifolia	Toyon
	Prunus illicifolia	Hollyleaf Cherry
	Prunus lyonii	Catalina Cherry
	Rhus ovata	Sugar Bush
	Ribes viburnifolium	Catalina perfume

LIST 5
SELECTED FIRE BUFFER PLANT LIST

BOTANICAL NAME	COMMON NAME
LOW GROWING, MODERATE FIRE RETARDENT PLANTS	
Arctotheca calendula	Cape Weed
Baccharis pilularis	Coyote Bush
Coprosma kirkii	Creeping Coprosma
Gazania varities	Gazania
Osteospermum fruiticosum	Trailinf African Daisy
Phylla nodifolia	Lippia
Santolina species	Lavender Cotton
Trifolium frag. O'Connors Legume	O'Connors Legume
Vinca minor	Dwarf Periwinkle
ORNAMENTALS WITH MODERATE FIRE RETARDENCE	
Arbutus unedo	Strawberry Tree
Arctostaphylos varities	Manzanita
Cercis occidentalis	Western Redbud
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica'	Portugal Laurel
Pyracantha varities	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Ribes varities	Flowering Currant

Exhibit A

DESIGN REVIEW MATRIX

	Single -Family Residential		Multi-Family and All Non-Residential	
	County of El Dorado	Architect. Control Committee	County of El Dorado	Architect. Control Committee
Maps and Plans				
Tentative Subdivision Map	X	X		
Development Plans			X	X
Phasing Plans	X	X	X	X
Grading & Drainage Plans	X	X	X	X
Lighting Plans (Public Rights-of-Way)	X	X	X	X
Major Vegetation Removal in Public Open Space	X	X	X	X
Major Vegetation Removal in Private Open Space	X	X	X	X
Architectural Theme/Style		X	X	X
Landscaping in Public Right-of-Way & Drainage Easements	X	X	X	X
Compliance with Approved Plans	X		X	
Design Features				
Setbacks	X	X	X	X
Site Landscaping		X	X	X
Fencing & Screening		X	X	X
Signage		X	X	X
Site Lighting		X	X	X
Earthwork & Retaining Walls		X	X	X
Trash Enclosures		X	X	X
Circulation, Driveways and Vehicle Access	X	X	X	X
Parking		X	X	X
Siding & Exterior Materials			X	X
Exterior Design		X	X	X
Color		X	X	X
Roofing Materials		X	X	X
Placement odf Mechanical Equipment and Screening		X	X	X
Street Furniture		X	X	X
Bus Shelters	X	X	X	X
Building Envelopes	X	X	X	X
Plant List	X	X	X	X

Attachment 1

SUMMARY OF TRAFFIC ANALYSIS

This attachment contains background information provided to staff.

SUMMARY OF TRAFFIC ANALYSIS

FOR THE EL DORADO HILLS SPECIFIC PLAN

IN THE

COUNTY OF EL DORADO

JANUARY 1988

SUMMARY OF TRAFFIC ANALYSIS

FOR THE EL DORADO HILLS SPECIFIC PLAN

IN THE

COUNTY OF EL DORADO

By

TJKM Transportation Consultants
9801 Fair Oaks Boulevard, Suite 300
Fair Oaks, California 95628
(916) 961-0636

January 27, 1988

INTRODUCTION/SUMMARY

Reference is made to the Draft Environmental Impact Report on the El Dorado Hills Specific Plan prepared by Jones & Stokes Associates, dated October 1987. TJKM Transportation Consultants was responsible for the traffic engineering analysis portion of the Draft EIR which is incorporated as Chapter 7 of that report.

The purpose of this summary report is to provide additional information pertaining to needed roadway improvements. In particular, information is provided showing the estimated cost of these improvement and when they will be needed over a 22-year time period to the year 2010.

The EIR traffic analysis included the traffic study area boundaries as depicted in Figure 7-6 of the Draft EIR. In addition to the El Dorado Hills Specific Plan area, the traffic analysis represented impacts from all of the cumulative projects in El Dorado Hills and Cameron Park as listed in Table 17-1 of the Draft EIR. Also, the traffic model assessed impacts to the El Dorado Hills area from Folsom growth projections as outlined in Table 17-2. All of these illustrations are included in the appendix to this summary report.

The Draft EIR traffic analysis was designed to represent a worst-case condition to be in keeping with the guidelines utilized for preparation of the Draft EIR. For example, the 1997 condition in the Draft EIR assumed that the entire specific plan area would be built out, along with all of the cumulative impacts north of the freeway, 50 percent of the business park and other cumulative projects south of the freeway, as listed in Table 17-1. Since accelerated development of this extent is not anticipated to happen, the traffic impacts and associated mitigations were not realistic for development over the next ten years. This also is true for the year 2010.

The tables and illustrations included in this summary traffic analysis is an effort to present traffic growth and roadway improvements in a phased time frame of development to better demonstrate when these improvements would be needed. All of the roadway improvement requirements shown in Tables I through VI and estimated to be needed by

the year 2010 are compatible with the improvements recommended in the Draft EIR. A number of tables and illustrations have been prepared which are discussed in more detail in the body of this summary report.

Tables I through III show what improvements are needed for each roadway and the estimated time frame in which these improvements should be built. Table I includes all recommended improvements for the planning area including the El Dorado Hills Specific Plan. Three time frames were utilized: 1994, 2000, 2010.

By 1994, it is assumed that one-third of the specific plan residential north of the freeway would be developed, with no supporting commercial development south of the freeway. For the cumulative area, it is assumed that there would be a 30 percent development.

By the year 2000, it is assumed that 75 percent of the specific plan residential would occur along with 10 percent of the commercial area south of the freeway. A corresponding increase of 55 percent for cumulative area development is assumed.

For the year 2010, it is assumed that all of the residential north and south of the freeway, the regional commercial area, and all cumulative would be developed. The practicality of such extensive development within the next 22 years is questionable. However, this assumption is utilized for this summary analysis in order to be compatible with the El Dorado Hills Specific Plan Draft EIR. Later on in this analysis, a more reasonable land use development for 2010 will be discussed.

As can be seen from Tables I through III, it is estimated that full development will cost 72.4 million dollars (not including property acquisition and landscaping costs). The El Dorado Hills Specific Plan project-related improvements are estimated at 13.4 million dollars. These cost estimates include a new Silva Valley interchange and modifications to the El Dorado Hills/Latrobe Road interchange. No costs are included for a possible county-line interchange and access road leading to that interchange which would increase this total by approximately 5 to 7 million dollars assuming that one-half of the cost would be defrayed by Sacramento County.

Exhibits A through C have been prepared supporting the three time frames depicted in Tables I through III. These exhibits illustrate the lane requirements for the several roadways in the El Dorado Hills area. The number of lanes can be compared with those shown in the tables.

TABLE I

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

PLANNING AREA BUILD OUT IMPROVEMENTS INCLUDING SPECIFIC PLAN

					1994			2000			2010			
					33.3 % S.P. RESIDENTIAL			75 % S.P. RESIDENTIAL						
					0 % S.P. COMMERCIAL			10 % S.P. COMMERCIAL			BUILD-OUT OF ENTIRE			
		EXISTING CONDITION			30 % PLANNING AREA BUILD-OUT3			55 % PLANNING AREA BUILD-OUT3			EL DORADO HILLS PLANNING AREA			
LOCATION	LIMITS	GEOMETRICS	V/C	LOS	IMPROVEMENT	COST (MIL)	FUNDING	IMPROVEMENT	COST (MIL)	FUNDING	IMPROVEMENT	V/C	LOS	COST (MIL)	FUNDING
Silva Valley	Green Valley to Harvard	N/A	---	-	0 to 2	2.2	OTHER4	---	---	---	2 to 4U	0.33	B	2.2	OTHER4
Silva Valley	Harvard to Country Club	N/A	---	-	0 to 2	0.9	ELDHI	2 to 4U	0.9	OTHER	---	0.30	A	---	---
Silva Valley	Country Club to U.S. 50	N/A	---	-	0 to 2	0.9	ELDHI	2 to 4D	1.1	OTHER	---	0.58	A	---	---
Silva Valley	Country Club Intersection	N/A	---	-	Signalize	0.1	ELDHI	---	---	---	---	0.70	B	---	---
Silva Valley	Harvard Way Intersection	N/A	---	-	Signalize	0.1	ELDHI	---	---	---	---	0.49	A	---	---
Silva Valley	Village Green Intersection	N/A	---	-	N/A	---	---	Signalize	0.1	ELDHI	---	0.48	A	---	---
Silva Valley	Wilson Way Intersection	N/A	---	-	---	---	---	Signalize	0.1	ELDHI	---	0.39	A	---	---
Village Green	Silva Valley to Country Club	N/A	---	-	N/A	---	---	0 to 2	0.5	ELDHI	---	0.54	A	---	---
Country Club	Silva Valley to Bass Lake	N/A	---	-	0 to 2	3.1	ELDHI	---	---	---	2 to 4U	0.60	A	3.1	OTHER
Country Club	Village Green Intersection	N/A	---	-	---	---	---	Signalize	0.1	ELDHI	---	0.72	C	---	---
Wilson Way	Park to El Dorado Hills	N/A	---	-	N/A	---	---	0 to 2	1.0	OTHER	2 to 4U	0.61	B	1.0	OTHER
Wilson Way	El Dorado Hills to Silva Valley	N/A	---	-	N/A	---	---	0 to 2	1.2	ELDHI	---	0.66	B	---	---
Silva Valley1	Overcrossing and Ramps	N/A	---	-	N/A	---	---	0 to 4D	11.9	43%ELDHI	---	0.57	A	---	---
Silva Valley1	Eastbound Ramps	N/A	---	-	N/A	---	---	Signalize	0.1	43%ELDHI	---	0.69	B	---	---
Silva Valley1	Westbound Ramps	N/A	---	-	N/A	---	---	Signalize	0.1	43%ELDHI	---	0.76	C	---	---
White Rock	Latrobe to U.S. 50	2 Lanes	---	-	2	1.2	ELDHI	2 to 4D	1.5	OTHER	4 to 8D	0.84	D	1.2	OTHER
White Rock	County Line to Latrobe	2 Lanes	---	-	2	1.1	OTHER	2 to 4U	1.1	OTHER	4 to 6D	0.77	C	1.1	OTHER
White Rock	Latrobe Intersection	No Signal	N/A	A*	---	---	---	---	---	---	---	0.89	D	---	---
Latrobe Road	U.S. 50 to White Rock	2 Lanes	0.31	A	---	---	---	2 to 4U	0.9	OTHER	4 to 6D	0.89	D	0.9	OTHER
Latrobe Road	White Rock to 3000 South	2 Lanes	0.31	A	---	---	---	---	---	---	2 to 4U	0.89	D	0.6	OTHER
Bass Lake	Country Club Intersection	N/A	---	-	---	---	---	Signalize	0.1	ELDHI	---	0.53	A	---	---
Bass Lake	Green Valley to Country Club	2 Lanes	0.07	A	2	1.7	OTHER	---	---	---	2 to 4U	0.61	B	1.7	OTHER
Bass Lake	Country Club to U.S. 50	2 Lanes	0.07	A	2	1.6	OTHER	2 to 4U	1.6	OTHER	4U to 4D	0.60	A	0.4	OTHER
Bass Lake	Westbound Ramp	No Signal	N/A	A*	Signalize	0.1	OTHER	---	----	---	---	0.78	C	---	---
Bass Lake	Eastbound Ramp	No Signal	N/A	A*	Signalize	0.1	OTHER	---	----	---	---	0.73	C	---	---
El Dorado Hills	Green Valley to Harvard	2 Lanes	0.25	A	---	---	---	2 to 4U	1.7	OTHER	4U to 4D	0.71	C	0.7	OTHER
El Dorado Hills	Harvard to Wilson Way	2 Lanes	0.25	A	---	---	---	2 to 4U	0.8	OTHER	4U to 4D	0.71	C	0.3	OTHER
El Dorado Hills	Wilson Way Intersection	No Signal	N/A	A*	---	---	---	Signalize	0.1	OTHER	---	0.79	C	---	---
El Dorado Hills	Harvard Way Intersection	No Signal	N/A	A*	Signalize	0.1	OTHER	---	----	---	---	0.76	C	---	---
El Dorado Hills	Wilson Way to Park	2 Lanes	0.63	B	---	---	---	2 to 4D	1.0	OTHER	4D to 6D	0.59	A	0.8	OTHER
El Dorado Hills	Park to U.S. 50	4 Lanes	0.32	A	---	---	---	4 to 6D	0.4	OTHER	---	0.86	D	---	---
El Dorado Hills1	New Eastbound Off-Ramp	N/A	---	-	N/A	---	---	Construction	1.3	OTHER	---	N/A		---	---
El Dorado Hills1	New Eastbound Off-Ramp	No Signal	N/A	A*	---	---	---	Signalize	0.1	OTHER	---	N/A		---	---
El Dorado Hills1	Westbound Off-Ramp Widening	1 Lane	---	-	N/A	---	---	Construction	0.4	OTHER	---	0.73	C	---	---
El Dorado Hills1	Westbound Off-Ramp	No Signal	N/A	D*	Signalize	0.1	OTHER	Construction	0.4	OTHER	---	0.73	C	---	---
El Dorado Hills1	Underpass Widening	4 Lanes	---	-	N/A	---	---	Construction	4.2	OTHER	---	N/A		---	---
El Dorado Hills1	Widening of Eastbound Loop	1 Lane	---	-	N/A	---	---	Construction	0.3	OTHER	---	0.88	D	---	---
El Dorado Hills1	New Westbound Off-ramp	N/A	---	-	---	---	---	Construction	1.3	OTHER	---	N/A		---	---
Park Drive	Wilson to El Dorado Hills	N/A	---	-	N/A	---	---	0 to 2	1.0	OTHER	2 to 4D	0.64	B	1.3	OTHER
Harvard Way	El Dorado Hills to Silva Valley	2 Lanes	N/A	A*	---	---	---	---	---	---	2 to 4U	0.48	A	0.6	OTHER
Francisco Drive	Green Valley to 3000 North	2 Lanes	0.08	A	---	---	---	2 to 4U	0.6	OTHER	---	0.64	B	---	---
Green Valley	County Line to Francisco	2 Lanes	0.56	A	2 to 4U	1.9	OTHER	---	---	---	4 to 6D	0.55	A	1.9	OTHER
Green Valley	Francisco Dr. Intersection	---	0.47	A	Widening	0.1	OTHER	---	---	---	---	0.80	C	---	---
Green Valley	Salmon Falls Intersection	---	N/A	A*	Signalize	0.1	OTHER	---	---	---	---	0.69	B	---	---
Green Valley	Silva Valley Intersection	---	N/A	-	Signalize	0.1	OTHER	---	---	---	---	0.47	A	---	---
Green Valley	Francisco to Salmon Falls	2 Lanes	0.45	A	---	---	---	---	---	---	2 to 4U	0.76	C	0.2	OTHER
Green Valley	Salmon Falls to Silva Valley	2 Lanes	0.45	A	---	---	---	---	---	---	2 to 4U	0.73	C	0.2	OTHER
Green Valley	Silva Valley to Bass Lake	2 Lanes	0.34	A	---	---	---	---	---	---	2 to 4U	0.45	A	4.3	OTHER
	TOTAL COST5					15.5			34.4					22.5	
	GRAND TOTAL COST													72.4	

1 Interchange
2 County Standard Two Lane
3 Percent of Planning Area Build-out Other Than Specific Plan
4 ELDHI and other property owners
5 Cost estimates are in 1987 dollars and do not include landscaping and property acquisition.
* No Signalized Analysis

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TABLE II

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

PROJECT-RELATED IMPROVEMENTS

LOCATION	LIMITS	EXISTING CONDITION	1994 33.3 % S.P. RESIDENTIAL 0 % S.P. COMMERCIAL 30 % PLANNING AREA BUILD-OUT[3] IMPROVEMENT	COST (MIL)	FUNDING	2000 75 % S.P. RESIDENTIAL 10 % S.P. COMMERCIAL 55 % PLANNING AREA BUILD-OUT[3] IMPROVEMENT	COST (MIL)	FUNDING	2010 BUILD-OUT OF ENTIRE EL DORADO HILLS PLANNING AREA IMPROVEMENT	COST (MIL)	FUNDING
Silva Valley	Harvard to Country Club	N/A	0 to 2	0.9	ELDHI						
Silva Valley	Country Club to U.S. 50	N/A	0 to 2	0.9	ELDHI						
Silva Valley	Country Club Intersection	N/A	Signalize	0.1	ELDHI						
Silva Valley	Harvard Way Intersection	N/A	Signalize	0.1	ELDHI						
Silva Valley	Village Green Intersection	N/A	N/A	---	---	Signalize	0.1	ELDHI			
Silva Valley	Wilson Way Intersection	N/A	---	---	---	Signalize	0.1	ELDHI			
Village Green	Silva Valley to Country Club	N/A	N/A	---	---	0 to 2	0.5	ELDHI			
Country Club	Silva Valley to Bass Lake	N/A	0 to 2	3.1	ELDHI						
Wilson Way	El Dorado Hills to Silva Valley	N/A	N/A	---	---	0 to 2	1.2	ELDHI			
Silva Valley[1]	Overcrossing and Ramps	N/A	N/A	---	---	0 to 4D	5.1	43%ELDHI			
Silva Valley[1]	Eastbound Ramps	N/A	N/A	---	---	Signalize	0.05	43%ELDHI			
Silva Valley[1]	Westbound Ramps	N/A	N/A	---	---	Signalize	0.05	43%ELDHI			
White Rock	Latrobe to U.S. 50	2 Lanes	[2]	1.2	ELDHI						
	TOTAL COST[5]			6.3			7.1				
	GRAND TOTAL COST						13.4				

[1] Interchange
[2] County Standard Two Lane
[3] Percent of Planning Area Build-out Other Than Specific Plan
[5] Cost estimates are in 1987 dollars and do not include landscaping and property acquisition.

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TABLE III

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

PLANNING AREA BUILD-OUT IMPROVEMENTS OTHER THAN SPECIFIC PLAN

LOCATION	LIMITS	EXISTING CONDITION	1994 33.3 % S.P. RESIDENTIAL 0 % S.P. COMMERCIAL 30 % PLANNING AREA BUILD-OUT[3]			2000 75 % S.P. RESIDENTIAL 10 % S.P. COMMERCIAL 55 % PLANNING AREA BUILD-OUT[3]			2010 BUILD-OUT OF ENTIRE EL DORADO HILLS PLANNING AREA		
			IMPROVEMENT	COST (MIL)	FUNDING	IMPROVEMENT	COST (MIL)	FUNDING	IMPROVEMENT	COST (MIL)	FUNDING
Silva Valley	Green Valley to Harvard	N/A	0 to 2	2.2	OTHER[4]				2 to 4U	2.2	OTHER[4]
Silva Valley	Harvard to Country Club	N/A				2 to 4U	0.9	OTHER			
Silva Valley	Country Club to U.S. 50	N/A				2 to 4D	1.1	OTHER			
Country Club	Silva Valley to Bass Lake	N/A							2 to 4U	3.1	OTHER
Wilson Way	Park to El Dorado Hills	N/A	N/A	---	---	0 to 2	1.0	OTHER	2 to 4U	1.0	OTHER
Silva Valley[1]	Overcrossing and Ramps	N/A	N/A	---	---	0 to 4D	6.8	57%OTHER			
Silva Valley[1]	Eastbound Ramps	N/A	N/A	---	---	Signalize	0.05	57%OTHER			
Silva Valley[1]	Westbound Ramps	N/A	N/A	---	---	Signalize	0.05	57%OTHER			
White Rock	Latrobe to U.S. 50	2 Lanes	2			2 to 4D	1.5	OTHER	4 to 8D	1.2	OTHER
White Rock	County Line to Latrobe	2 Lanes		1.1	OTHER	2 to 4U	1.1	OTHER	4 to 6D	1.1	OTHER
Latrobe Road	U.S. 50 to White Rock	2 Lanes	---	---	---	2 to 4U	0.9	OTHER	4 to 6D	0.9	OTHER
Latrobe Road	White Rock to 3000 South	2 Lanes	---	---	---	---	---	---	2 to 4U	0.6	OTHER
Bass Lake	Country Club Intersection	N/A	---	---	---	Signalize	0.1	ELDHI	---	---	---
Bass Lake	Green Valley to Country Club	2 Lanes	2	1.7	OTHER	---	---	---	2 to 4U	1.7	OTHER
Bass Lake	Country Club to U.S. 50	2 Lanes	2	1.6	OTHER	2 to 4U	1.6	OTHER	4U to 4D	0.4	OTHER
Bass Lake	Westbound Ramp	No Signal	Signalize	0.1	OTHER	---	----	---	---	---	---
Bass Lake	Eastbound Ramp	No Signal	Signalize	0.1	OTHER	---	----	---	---	---	---
El Dorado Hills	Green Valley to Harvard	2 Lanes	---	---	---	2 to 4U	1.7	OTHER	4U to 4D	0.7	OTHER
El Dorado Hills	Harvard to Wilson Way	2 Lanes	---	---	---	2 to 4U	0.8	OTHER	4U to 4D	0.3	OTHER
El Dorado Hills	Wilson Way Intersection	No Signal	N/A	---	---	Signalize	0.1	OTHER	---	---	---
El Dorado Hills	Harvard Way Intersection	No Signal	Signalize	0.1	OTHER	---	----	---	---	---	---
El Dorado Hills	Wilson Way to Park	2 Lanes	---	---	---	2 to 4D	1.0	OTHER	4D to 6D	0.8	OTHER
El Dorado Hills	Park to U.S. 50	4 Lanes	---	---	---	4 to 6D	0.4	OTHER	---	---	---
El Dorado Hills[1]	New Eastbound Off-Ramp	N/A	N/A	---	---	Construction	1.3	OTHER	---	---	---
El Dorado Hills[1]	New Eastbound Off-Ramp	No Signal	N/A	---	---	Signalize	0.1	OTHER	---	---	---
El Dorado Hills[1]	Westbound Off-Ramp Widening	1 Lane	N/A	---	---	Construction	0.4	OTHER	---	---	---
El Dorado Hills[1]	Westbound Off-Ramp	No Signal	N/A	---	---	Signalize	0.1	OTHER	---	---	---
El Dorado Hills[1]	Underpass Widening	4 Lanes	N/A	---	---	Construction	4.2	OTHER	---	---	---
El Dorado Hills[1]	Widening of Eastbound Loop	1 Lane	N/A	---	---	Construction	0.3	OTHER	---	---	---
Park Drive	Wilson to El Dorado Hills	N/A	N/A	---	---	0 to 2	1.0	OTHER	2 to 4D	1.3	OTHER
Harvard Way	El Dorado Hills to Silva Valley	2 Lanes	---	---	---	---	---	---	2 to 4U	0.6	OTHER
Francisco Drive	Green Valley to 3000 North	2 Lanes	---	---	---	2 to 4U	0.6	OTHER	---	---	---
Green Valley	County Line to Francisco	2 Lanes	2 to 4U	1.9	OTHER	---	---	---	4 to 6D	1.9	OTHER
Green Valley	Francisco Dr. Intersection	---	Widening	0.1	OTHER	---	---	---	---	---	---
Green Valley	Salmon Falls Intersection	---	Signalize	0.1	OTHER	---	---	---	---	---	---
Green Valley	Silva Valley Intersection	---	Signalize	0.1	OTHER	---	---	---	---	---	---
Green Valley	Francisco to Salmon Falls	2 Lanes	---	---	---	---	---	---	2 to 4U	0.2	OTHER
Green Valley	Salmon Falls to Silva Valley	2 Lanes	---	---	---	---	---	---	2 to 4U	0.2	OTHER
Green Valley	Silva Valley to Bass Lake	2 Lanes	---	---	---	---	---	---	2 to 4U	4.3	OTHER
	TOTAL COST[5]			9.2			27.3			22.5	
	GRAND TOTAL COST									59.0	

[1] Interchange
[2] County Standard Two Lane
[3] Percent of Planning Area Build-out Other Than Specific Plan
[4] ELDHI and other property owners
[5] Cost estimates are in 1987 dollars and do not include landscaping and property acquisition.

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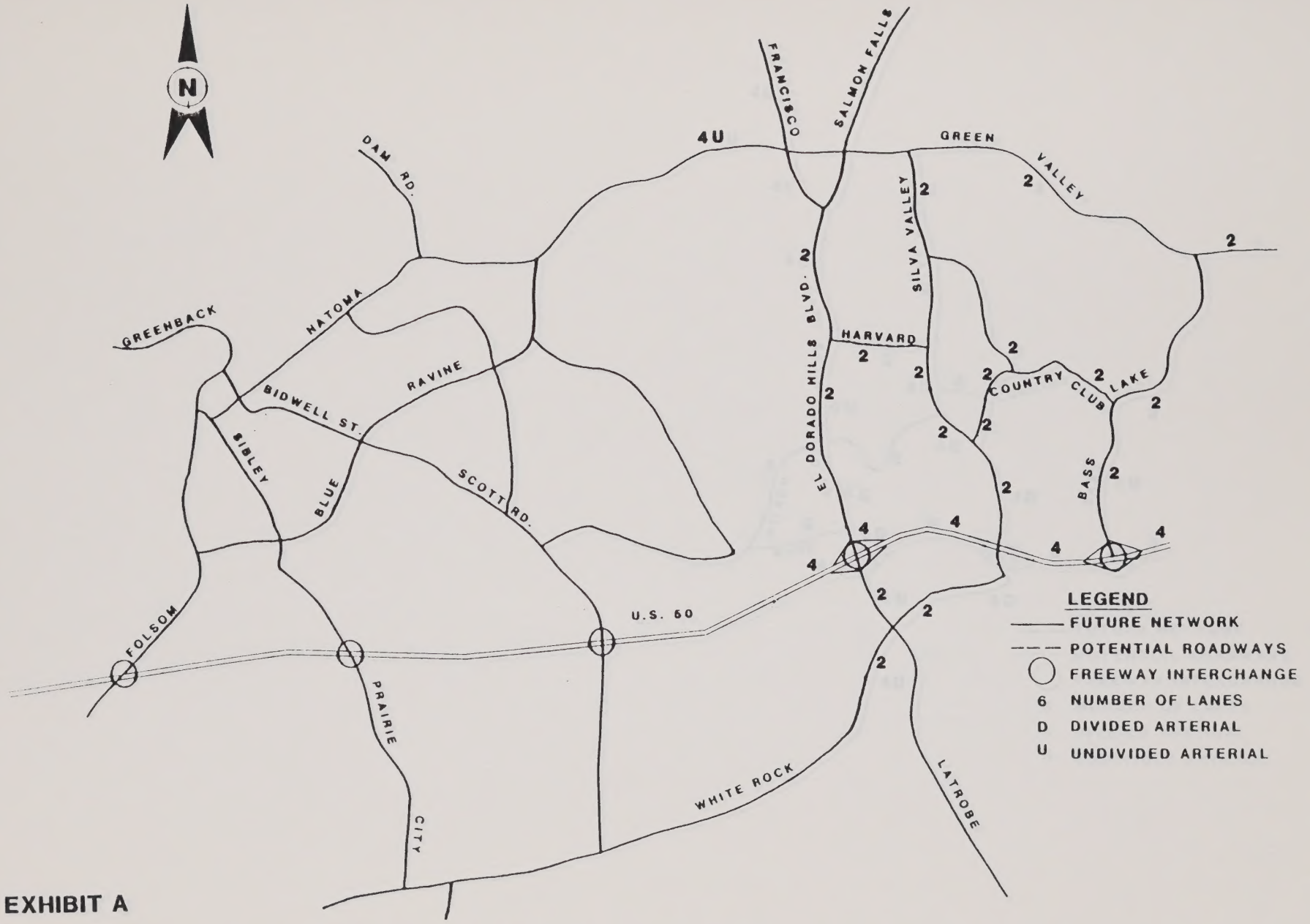

EXHIBIT A

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS
FUTURE LANE REQUIREMENTS FOR 1994

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1-27-88

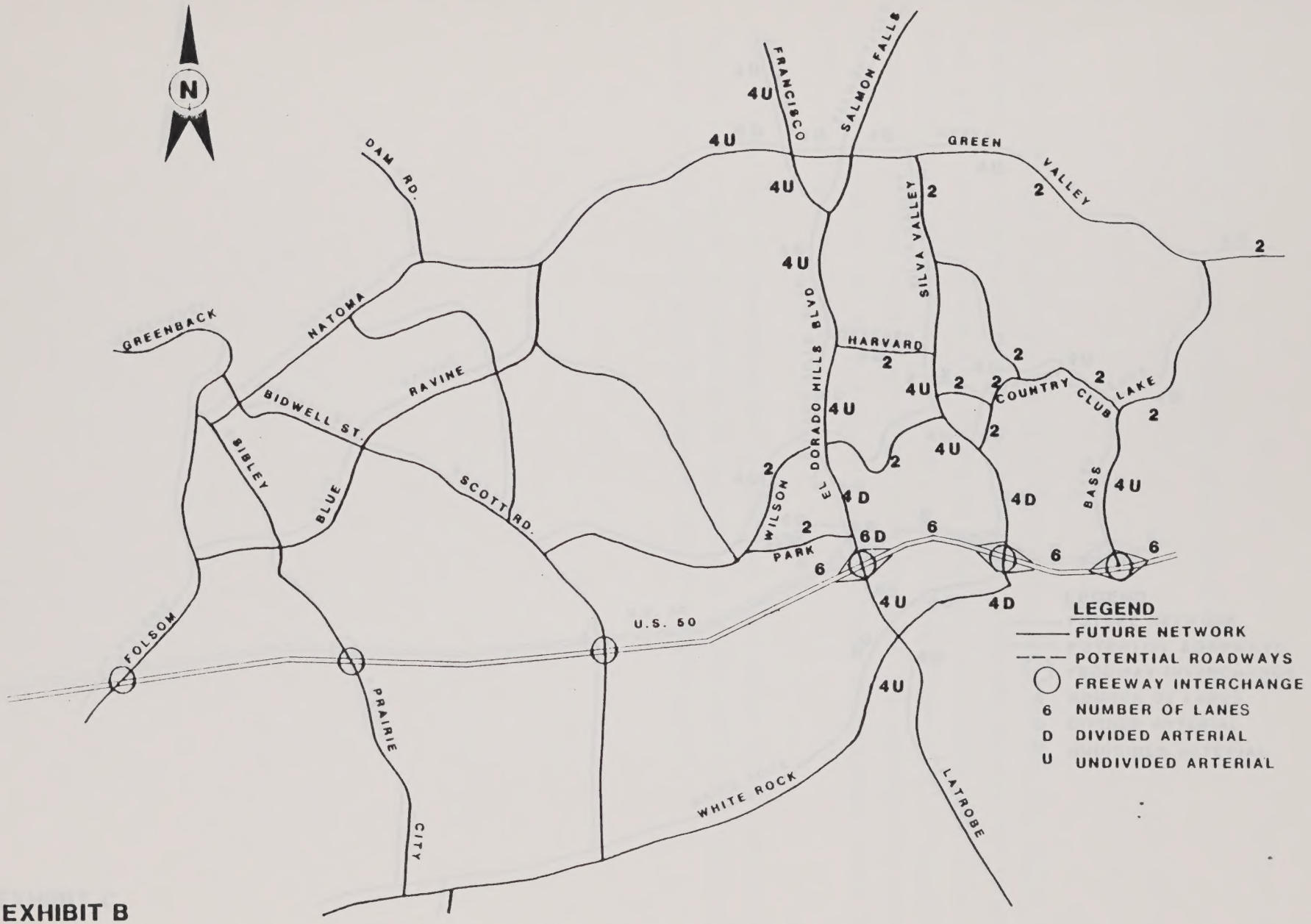

EXHIBIT B

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

FUTURE LANE REQUIREMENTS FOR 2000

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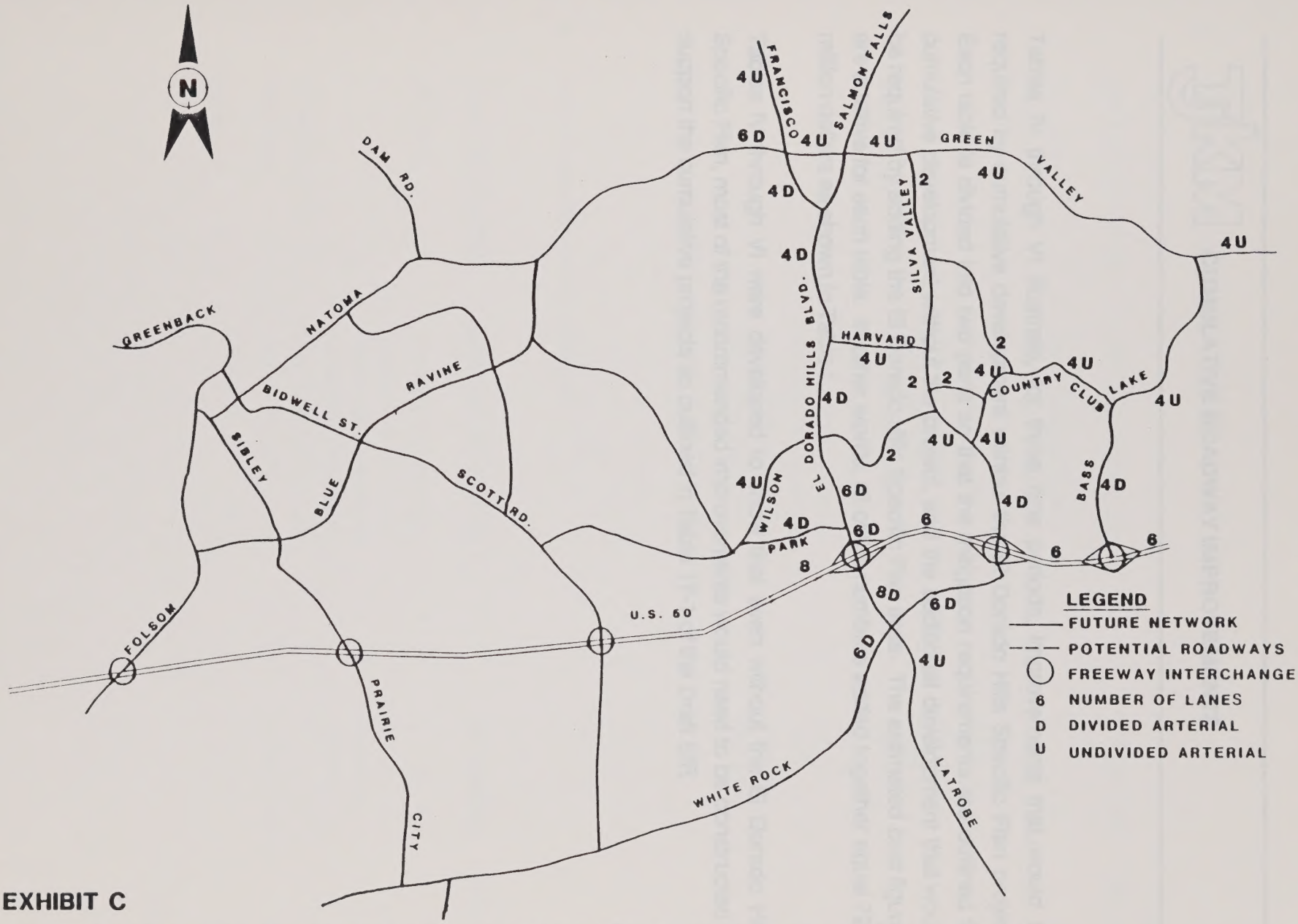

EXHIBIT C

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

FUTURE LANE REQUIREMENTS FOR 2010

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CUMULATIVE ROADWAY IMPROVEMENTS

Tables IV through VI illustrate, for three time periods, improvements that would be required by cumulative development without the El Dorado Hills Specific Plan project. Each table is divided into two parts so that the mitigation requirements are outlined for cumulative development without the project, and the additional development that would be required by adding the El Dorado Hills Specific Plan area. The estimated cost figures are additive for each table. In other words, all of the numbers added together equal 72.4 million dollars as shown in Table I.

Tables IV through VI were developed to show that even without the El Dorado Hills Specific Plan, most of the recommended improvements would need to be constructed to support the cumulative projects as outlined in Table 17-1 of the Draft EIR.

TABLE IV
MITIGATIONS FOR EL DORADO HILLS ROADWAYS

A. 1994 Cumulative Without Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
Silva Valley	Green Valley to Harvard	0 to 2	2.2
White Rock	County Line to Latrobe	Widen 2 Lanes	1.1
Bass Lake	Green Valley to Country Club	Widen 2 Lanes	1.7
	Country Club to U.S. 50	Widen 2 Lanes	1.6
	Westbound Ramp	Signalize	0.1
	Eastbound Ramp	Signalize	0.1
El Dorado Hills	Harvard Intersection	Signalize	0.1
	Westbound Off-Ramp	Signalize	0.1
Green Valley	County Line to Francisco	2 to 4U	1.9
	Francisco Dr. Intersection	Widening	0.1
	Salmon Falls Intersection	Signalize	0.1
	Silva Valley Intersection	Signalize	0.1
TOTAL			**9.2**

B. 1994 Cumulative With Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
Silva Valley	Harvard to Country Club	0 to 2	0.9
	Country Club to U.S. 50	0 to 2	0.9
	Country Club Intersection	Signalize	0.1
	Harvard Way Intersection	Signalize	0.1
Country Club	Silva Valley to Bass Lake	0 to 2	3.1
White Rock	Latrobe to U.S. 50	Widen 2 Lanes	1.2
TOTAL			**6.3**

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TABLE V
MITIGATIONS FOR EL DORADO HILLS ROADWAYS

A. 2000 Cumulative Without Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
Silva Valley	Harvard to Country Club	2 to 4U	0.9
	Country Club to U.S. 50	2 to 4D	1.1
Wilson Way	Park to El Dorado Hills	0 to 2	1.0
Silva Valley*	Overcrossing & Ramps	0 to 4D	6.8
	Eastbound Ramps	Signalize	0.05
	Westbound Ramps	Signalize	0.05
White Rock	Latrobe to U.S. 50	2 to 4D	1.5
	County Line to Latrobe	2 to 4U	1.1
Latrobe Road	U.S. 50 to White Rock	2 to 4U	0.9
Bass Lake	Country Club to U.S. 50	2 to 4U	1.6
	Country Club Intersection	Signalize	0.1
El Dorado Hills	Green Valley to Harvard	2 to 4U	1.7
	Harvard to Wilson	2 to 4U	0.8
	Wilson to Park	2 to 4D	1.0
	Wilson Way Intersection	Signalize	0.1
	Park to U.S. 50	4 to 6D	0.4
El Dorado Hills*	New Eastbound Off-Ramp	Construction	1.3
	New Eastbound Off-Ramp	Signalize	0.1
	Westbound Off-Ramp Widening	Construction	0.4
	Underpass Widening	4 to 8 Lanes	4.2
	Widening of Eastbound Loop	Construction	0.3
Park Drive	Wilson to El Dorado Hills	0 to 2	1.3
Francisco Drive	Green Valley to 3000' North	2 to 4U	0.6
TOTAL			**27.3**

B. 2000 Cumulative With Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
Silva Valley	Village Green Intersection	Signalize	0.1
	Wilson Way Intersection	Signalize	0.1
Village Green	Silva Valley to Country Club	0 to 2	0.5
Wilson Way	El Dorado Hills to Silva Valley	0 to 2	1.2
Silva Valley*	Overcrossing & Ramps	0 to 4D	5.1
	Eastbound Ramps	Signalize	0.05
	Westbound Ramps	Signalize	0.05
TOTAL			**7.1**

* Interchange

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TABLE VI
MITIGATIONS FOR EL DORADO HILLS ROADWAYS

A. 2010 Cumulative Without Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
Silva Valley	Green Valley to Harvard	2 to 4U	2.2
Country Club	Silva Valley to Bass Lake	2 to 4U	3.1
Wilson Way	Park to El Dorado Hills	2 to 4U	1.0
White Rock	Latrobe to U.S. 50	4 to 6D	1.2
	County Line to Latrobe	4 to 6D	1.1
Latrobe	U.S. 50 to White Rock	4 to 6D	0.9
	White Rock to 3000' South	2 to 4U	0.6
Bass Lake	Green Valley to Country Club	2 to 4U	1.7
	Country Club to U.S. 50	4U to 4D	0.4
El Dorado Hills	Green Valley to Harvard	4U to 4D	0.7
	Harvard to Wilson	4U to 4D	0.3
	Wilson to Park	4D to 6D	0.8
Park Drive	Wilson to El Dorado Hills	2 to 4D	1.3
Harvard Way	El Dorado Hills to Silva Valley	2 to 4U	0.6
Green Valley	County Line to Francisco	4 to 6D	1.9
	Francisco To Salmon Falls	2 to 4U	0.2
	Salmon Falls to Silva Valley	2 to 4U	0.2
	Silva Valley to Bass Lake	2 to 4U	4.3
TOTAL			**22.5**

B. 2010 Cumulative With Project

ROAD OR LOCATION	LIMITS OF MITIGATION	MITIGATION	COST (MILLIONS)
(No Additional Mitigations)			

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REDUCED DEVELOPMENT SCENARIO

A reduced development scenario for the year 2010 has been completed for consideration by El Dorado County. The assumptions for this scenario are as follows:

1. Full development of the El Dorado Hills Specific Plan residential area.

2. Development of the regional commercial on the south side of U.S. 50 at 1.5 million square feet.

3. Sixty percent development of the business park.

4. Fifty percent development of the EDHI south residential area.

5. Eighty percent development of all other cumulative including the Folsom scenario used in the El Dorado Hills Specific Plan Draft EIR.

Exhibits D and E have been prepared showing 2010 p.m. peak hour traffic volumes for the U.S. 50 corridor between the county line and Silva Valley Road, and county roads both north and south of the freeway.

Exhibit D shows the volumes that would occur with full build out as depicted in the Draft EIR, and Exhibit E shows peak hour traffic volumes using the reduced development scenario. As can be seen from these exhibits, a number of the traffic volumes are reduced which results in more realistic future traffic volumes with associated mitigations and capacity analyses. A comparison of these two exhibits is shown in Table VII which lists proposed improvements for the year 2010, for the Draft EIR scenario, and for the reduced development scenario. In addition to recommended mitigations, this table shows the V/C ratios and level of service that would result.

Also, Exhibit F has been prepared showing the required lane configuration for the assumed reduced development scenario. A comparison can be made with Exhibit C which is the Draft EIR recommendations.

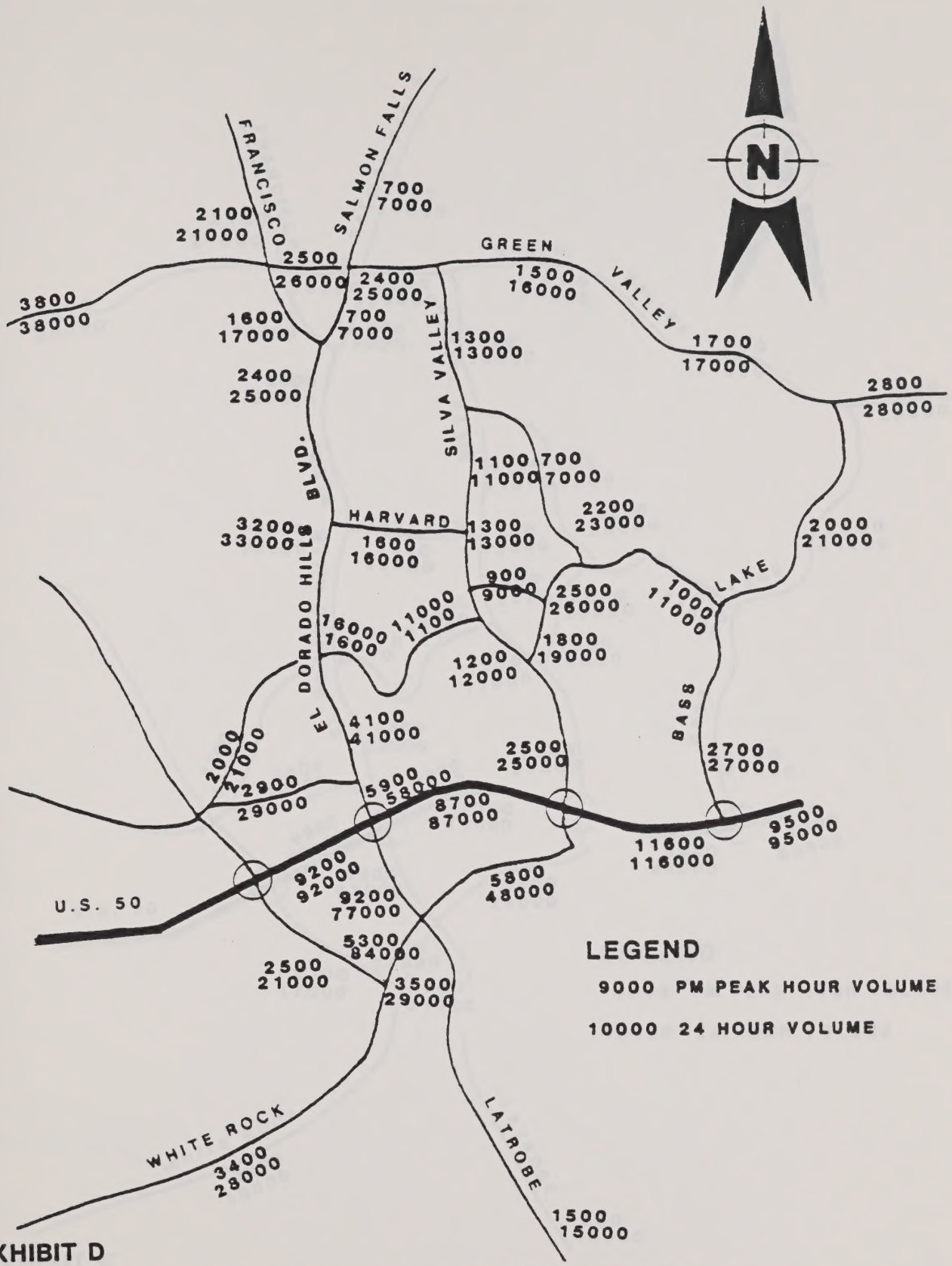

EXHIBIT D

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

2010 PLUS PROJECT IMPROVED NETWORK

PM PEAK HOUR TRAFFIC VOLUMES

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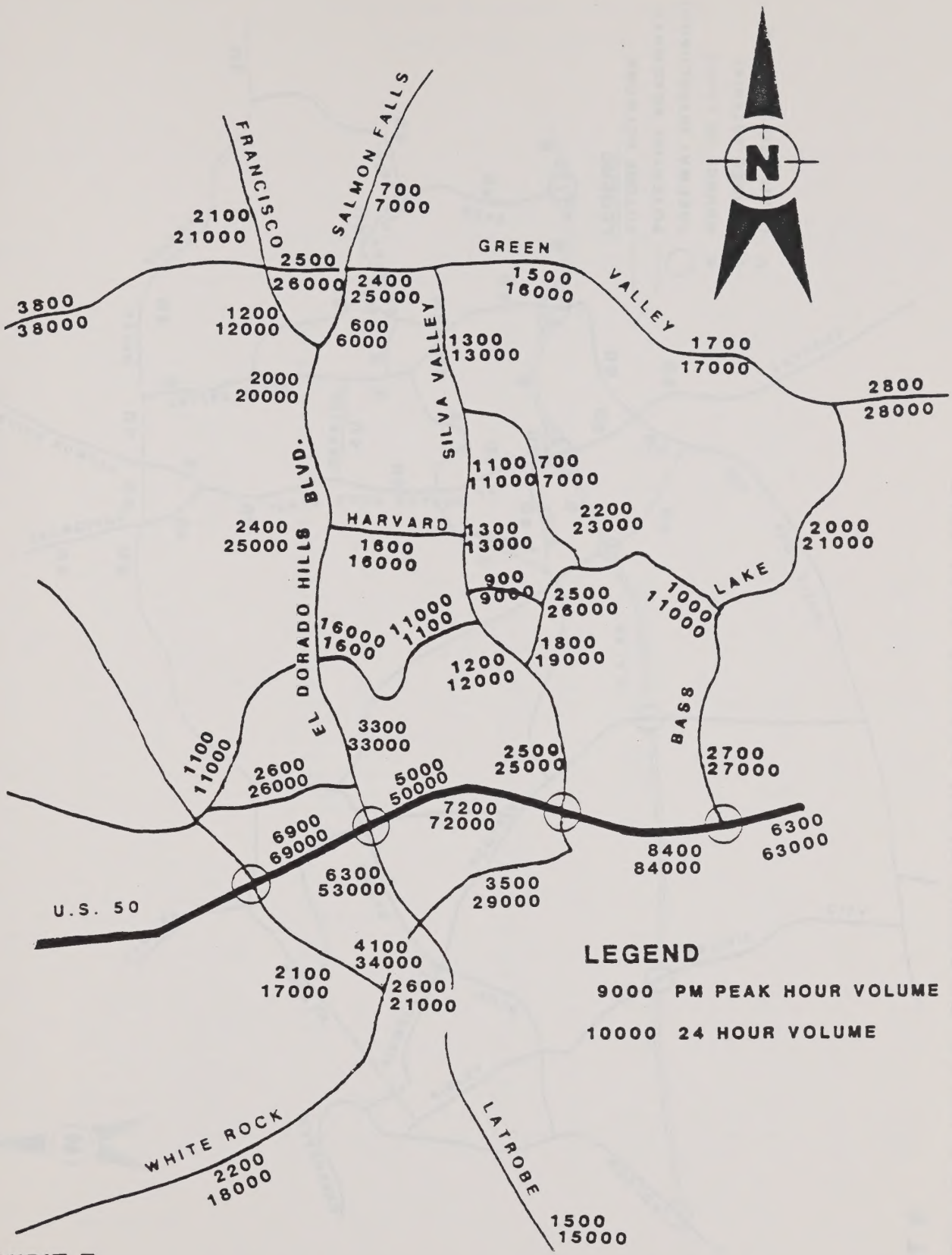

EXHIBIT E

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

2010 PLUS PROJECT IMPROVED NETWORK

PM PEAK HOUR TRAFFIC VOLUMES

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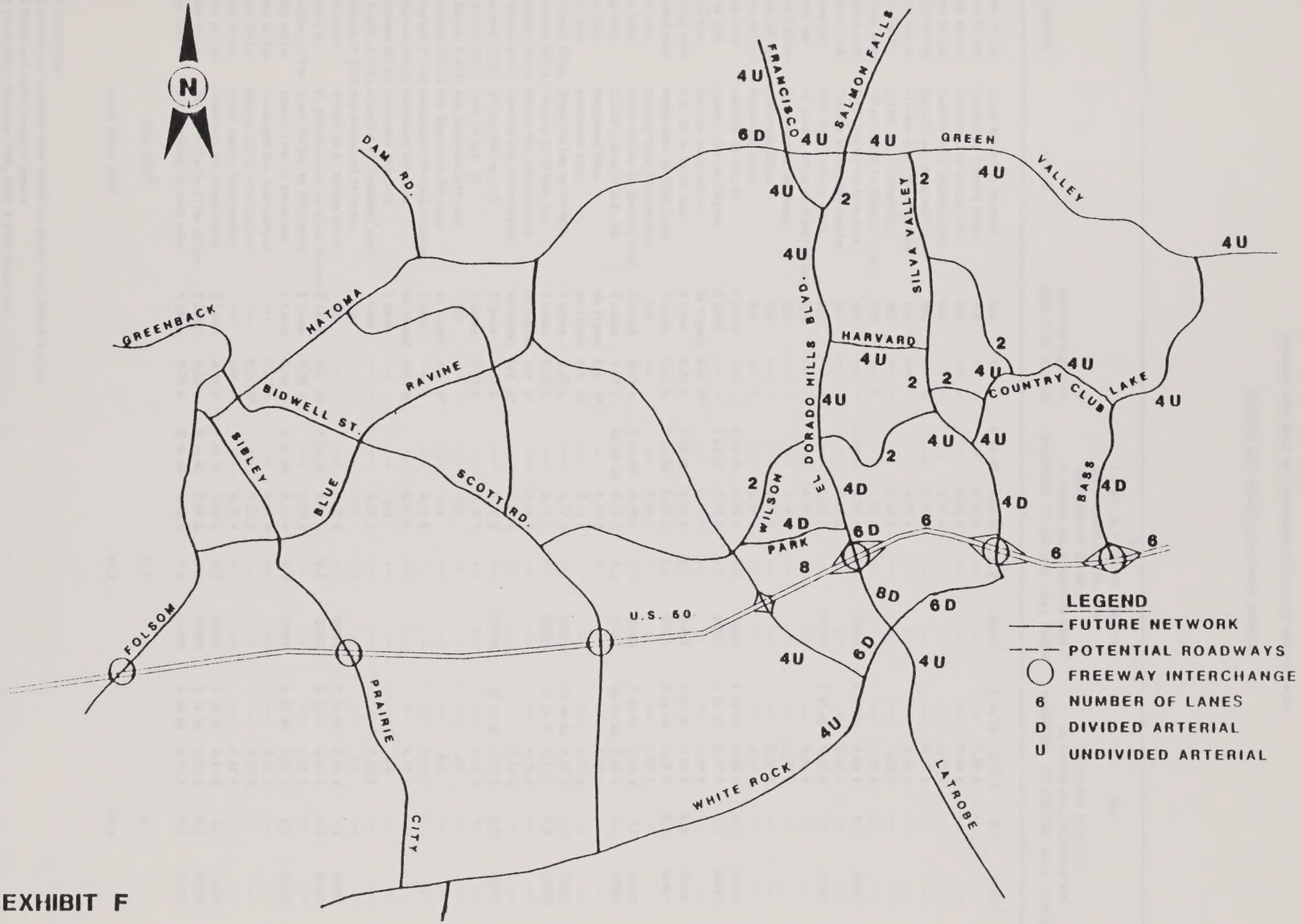

EXHIBIT F

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

FUTURE LANE REQUIREMENTS FOR 2010

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TABLE VII

EL DORADO HILLS SPECIFIC PLAN TRAFFIC ANALYSIS

PLANNING AREA BUILD OUT IMPROVEMENTS INCLUDING SPECIFIC PLAN

COMPARED WITH REDUCED DEVELOPMENT SCENARIO

LOCATION	LIMITS	EXISTING CONDITION GEOMETRICS	V/C	LOS	2010 1.5 MIL SQ FT REGION COMMERCIAL 60% BUILDOUT OF IND. PARK 80% BUILD-OUT OF ENTIRE EL DORADO HILLS PLANNING AREA [2] IMPROVEMENT	V/C	LOS	COST (MIL)	FUNDING	2010 BUILD-OUT OF ENTIRE EL DORADO HILLS PLANNING AREA IMPROVEMENT	V/C	LOS	COST (MIL)	FUNDING
Silva Valley	Green Valley to Harvard	N/A	---	-	2 to 4U	0.28	B	2.2	OTHER[3]	2 to 4U	0.33	B	2.2	OTHER[3]
Silva Valley	Harvard to Country Club	N/A	---	-	---	0.30	A	---	---	---	0.30	A	---	---
Silva Valley	Country Club to U.S. 50	N/A	---	-	---	0.52	A	---	---	---	0.58	A	---	---
Silva Valley	Country Club Intersection	N/A	---	-	---	0.57	A	---	---	---	0.70	B	---	---
Silva Valley	Harvard Way Intersection	N/A	---	-	---	0.45	A	---	---	---	0.49	A	---	---
Silva Valley	Village Green Intersection	N/A	---	-	---	0.37	A	---	---	---	0.48	A	---	---
Silva Valley	Wilson Way Intersection	N/A	---	-	---	0.39	A	---	---	---	0.39	A	---	---
Village Green	Silva Valley to Country Club	N/A	---	-	---	0.58	A	---	---	---	0.54	A	---	---
Country Club	Silva Valley to Bass Lake	N/A	---	-	2 to 4U	0.58	A	3.1	OTHER	2 to 4U	0.60	A	3.1	OTHER
Country Club	Village Green Intersection	N/A	---	-	---	0.65	B	---	---	---	0.72	C	---	---
Wilson Way	Park to El Dorado Hills	N/A	---	-	---	0.66	B	---	OTHER	2 to 4U	0.61	B	1.0	OTHER
Wilson Way	El Dorado Hills to Silva Valley	N/A	---	-	---	0.69	B	---	---	---	0.66	B	---	---
Silva Valley1	Overcrossing and Ramps	N/A	---	-	---	0.45	A	---	---	---	0.57	A	---	---
Silva Valley1	Eastbound Ramps	N/A	---	-	---	0.61	B	---	---	---	0.69	B	---	---
Silva Valley1	Westbound Ramps	N/A	---	-	---	0.56	A	---	---	---	0.76	C	---	---
White Rock	Latrobe to U.S. 50	2 Lanes	---	-	4 to 6D	0.52	A	0.9	OTHER	4 to 6D	0.84	D	1.2	OTHER
White Rock	County Line to Latrobe	2 Lanes	---	-	4 to 6D	0.59	A	0.9	OTHER	4 to 6D	0.77	C	1.1	OTHER
White Rock	Latrobe Intersection	No Signal	N/A	A*	---	0.75	C	---	---	---	0.89	D	---	---
Latrobe Road	U.S. 50 to White Rock	2 Lanes	0.31	A	4 to 8D	0.78	C	0.7	OTHER	4 to 8D	0.89	D	0.9	OTHER
Latrobe Road	White Rock to 3000 South	2 Lanes	0.31	A	2 to 4U	0.79	C	0.6	OTHER	2 to 4U	0.89	D	0.6	OTHER
Bass Lake	Country Club Intersection	N/A	---	-	---	0.36	A	---	---	---	0.53	A	---	---
Bass Lake	Green Valley to Country Club	2 Lanes	0.07	A	2 to 4U	0.39	A	1.7	OTHER	2 to 4U	0.61	B	1.7	OTHER
Bass Lake	Country Club to U.S. 50	2 Lanes	0.07	A	4U to 4D	0.45	A	0.4	OTHER	4U to 4D	0.60	A	0.4	OTHER
Bass Lake	Westbound Ramp	No Signal	N/A	A*	---	0.77	C	---	---	---	0.78	C	---	---
Bass Lake	Eastbound Ramp	No Signal	N/A	A*	---	0.46	A	---	---	---	0.73	C	---	---
El Dorado Hills	Green Valley to Harvard	2 Lanes	0.25	A	---	0.37	A	---	OTHER	4U to 4D	0.71	C	0.7	OTHER
El Dorado Hills	Harvard to Wilson Way	2 Lanes	0.25	A	---	0.61	B	---	OTHER	4U to 4D	0.71	C	0.3	OTHER
El Dorado Hills	Wilson Way Intersection	No Signal	N/A	A*	---	0.68	B	---	---	---	0.79	C	---	---
El Dorado Hills	Harvard Way Intersection	No Signal	N/A	A*	---	0.64	B	---	---	---	0.76	C	---	---
El Dorado Hills	Wilson Way to Park	2 Lanes	0.63	B	---	0.73	C	---	OTHER	4D to 6D	0.59	A	0.8	OTHER
El Dorado Hills	Park to U.S. 50	4 Lanes	0.32	A	---	0.70	B	---	---	---	0.86	D	---	---
El Dorado Hills1	New Eastbound Off-Ramp	N/A	---	-	---	N/A		---	---	---	N/A		---	---
El Dorado Hills1	New Eastbound Off-Ramp	No Signal	N/A	A*	---	N/A		---	---	---	N/A		---	---
El Dorado Hills1	Westbound Off-Ramp Widening	1 Lane	---	-	---	0.51	A	---	---	---	0.73	C	---	---
El Dorado Hills1	Westbound Off-Ramp	No Signal	N/A	D*	---	0.51	A	---	---	---	0.73	C	---	---
El Dorado Hills1	Underpass Widening	4 Lanes	---	-	---	N/A		---	---	---	N/A		---	---
El Dorado Hills1	Widening of Eastbound Loop	1 Lane	---	-	---	0.60	A	---	---	---	0.88	D	---	---
El Dorado Hills1	New Westbound Off-ramp	N/A	---	-	---	N/A		---	---	---	N/A		---	---
Park Drive	Wilson to El Dorado Hills	N/A	---	-	---	0.58	A	---	OTHER	2 to 4D	0.64	B	1.3	OTHER
Harvard Way	El Dorado Hills to Silva Valley	2 Lanes	N/A	A*	2 to 4U	0.48	A	0.6	OTHER	2 to 4U	0.48	A	0.6	OTHER
Francisco Drive	Green Valley to 3000 North	2 Lanes	0.08	A	---	0.50	A	---	---	---	0.64	B	---	---
Green Valley	County Line to Francisco	2 Lanes	0.56	A	4 to 6D	0.41	A	1.9	OTHER	4 to 6D	0.55	A	1.9	OTHER
Green Valley	Francisco Dr. Intersection	---	0.47	A	---	0.66	B	---	---	---	0.80	C	---	---
Green Valley	Salmon Falls Intersection	---	N/A	A*	---	0.34	A	---	---	---	0.69	B	---	---
Green Valley	Silva Valley Intersection	---	N/A	-	---	0.35	A	---	---	---	0.47	A	---	---
Green Valley	Francisco to Salmon Falls	2 Lanes	0.45	A	2 to 4U	0.64	B	0.2	OTHER	2 to 4U	0.76	C	0.2	OTHER
Green Valley	Salmon Falls to Silva Valley	2 Lanes	0.45	A	2 to 4U	0.61	B	0.2	OTHER	2 to 4U	0.73	C	0.2	OTHER
Green Valley	Silva Valley to Bass Lake	2 Lanes	0.34	A	2 to 4U	0.38	A	4.3	OTHER	2 to 4U	0.45	A	4.3	OTHER
	TOTAL COST[5]							17.7					22.5	
	GRAND TOTAL COST[4]							67.5					72.4	

1 Interchange

2 Percent of Planning Area Build-out Other Than Specific Plan

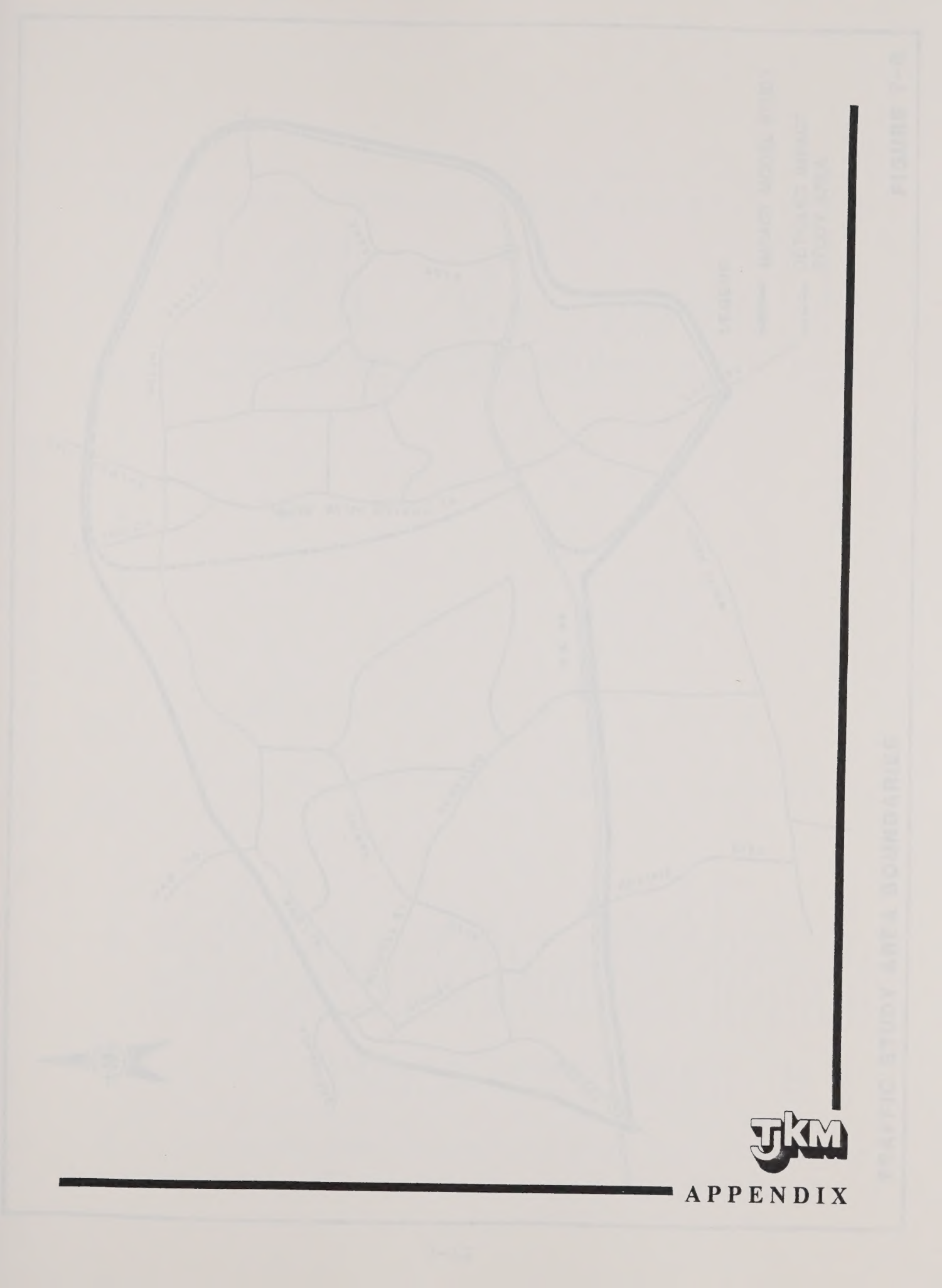
3 ELDHI and other property owners

4 Grand total includes 1994, 2000 & 2010 Scenarios

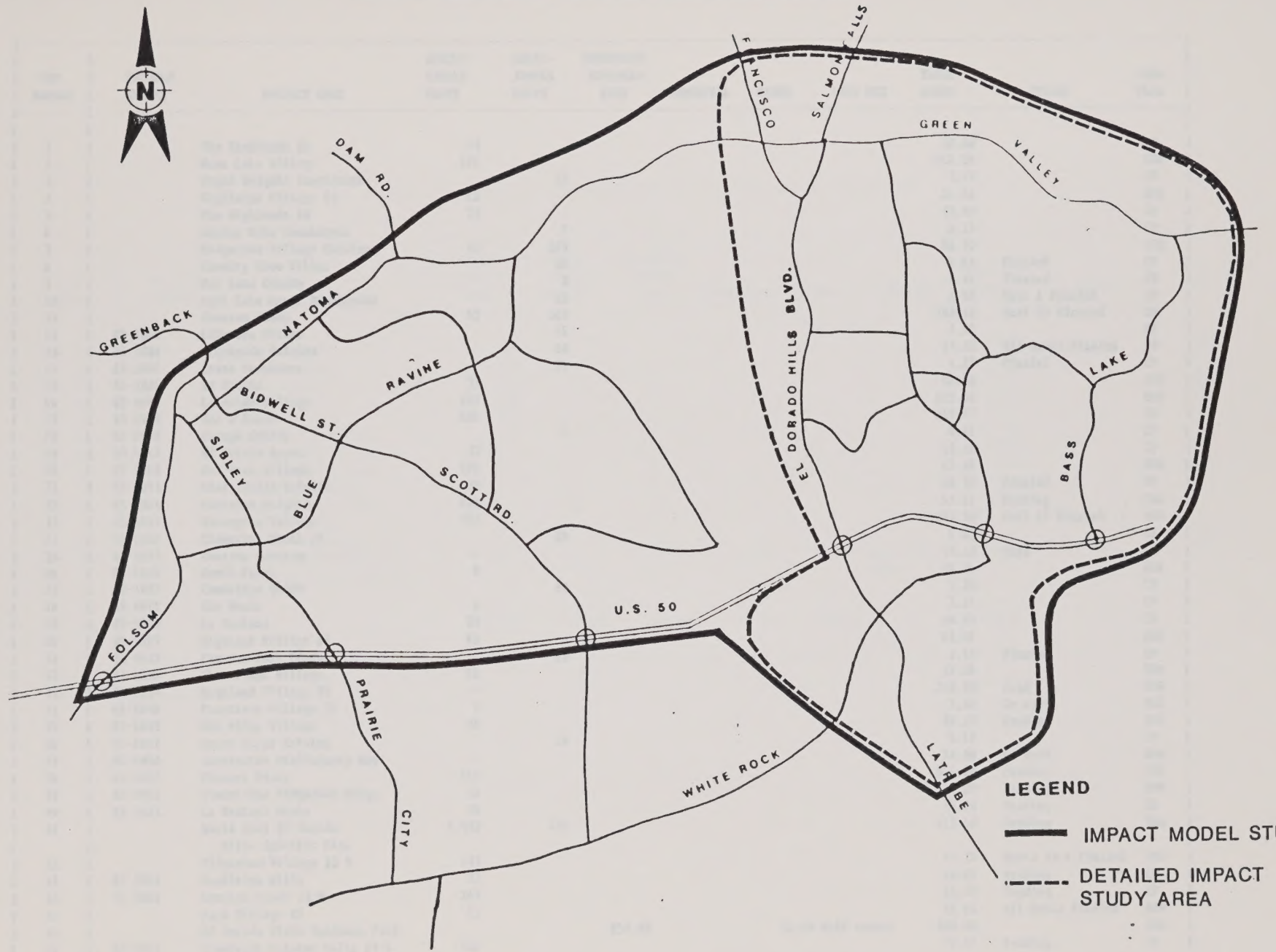
5 Cost estimates are in 1987 dollars and do not include landscaping and property acquisition.

* No Signalized Analysis

TJKM 1-27-88



APPENDIX



TRAFFIC STUDY AREA BOUNDARIES

FIGURE 7-6

Table 17-1. Cumulative Projects in El Dorado Hills and Cameron Park (5/1/87)

MAP NUMBER	PROJECT NUMBER	PROJECT NAME	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS	INDUSTRIAL BUSINESS PARK	COMMERCIAL	OTHER	LAND USE	TOTAL ACRES	STATUS	AREA PLAN
1		The Highlands #6	54						20.00		CP
2		Bass Lake Village	371						261.50		EDH
3		Royal Heights Townhouses		22					2.97		CP
4		Highlands Village #4	12						11.80		EDH
5		The Highlands #4	23						47.00		CP
6		Garden Oaks Townhouses		7					0.37		CP
7		Ridgeview Village Estates	40	209					56.70		EDH
8		Country View Villas		40					2.04	Finaled	CP
9		Far Lane Condos		8					0.41	Finaled	CP
10		West Lake Manor Townhouses		18					1.50	Unit 1 Finaled	CP
11		Cameron Woods	52	260					103.10	Unit #1 Finaled	CP
12	85-1000	Lakeview Villas		56					3.10		CP
13	85-1001	Creekside Estates		50					17.80	All Units Finaled	CP
14	85-1003	Crane Townhomes		11					1.27	Finaled	CP
15	85-1006	La Cresta	73						50.00		EDH
16	85-1008	Lakeside Village	295						145.00		EDH
17	85-1009	Bar-J Ranch	506						257.87		CP
18	85-1010	Estepa Condos		5					0.41		CP
19	85-1011	El Dorado Royal	37						12.40		CP
20	85-1012	Oak Tree Village	175						62.40		EDH
21	85-1013	Deer Trails Estates	30						10.70	Finaled	CP
22	85-1014	Parkview Heights	123						53.11	Pending	EDH
23	85-1015	Stonegate Village	463						202.80	Unit #1 Finaled	EDH
24	85-1016	Cimmarron Creek II		20					1.01		CP
25	85-1017	Sunrise Cameron	--						53.40	Dead	CP
26	85-1018	South Point	9						48.36		EDH
27	85-1019	Cambridge Woods		44					2.20		CP
28	85-1021	The Woods	6						2.37		CP
29	85-1023	La Ventana	27						10.00		CP
30	85-1025	Highland Village #3	83						83.00		EDH
31	85-1029	Cameron Park Condos		14					2.11	Finaled	CP
32	85-1030	Stoneridge Village	81						32.50		EDH
33	85-1034	Highland Village #5	--						242.80	Dead	EDH
34	86-1038	Francisco Village II	7						2.20	On Hold	EDH
35	85-1040	Oak Ridge Village	46						30.20	Pending	EDH
36	85-1047	Green Acres Estates		48					5.17		CP
37	85-1050	Sweetwater Preliminary Map	--						54.00	On Hold	EDH
38	85-1051	Pioneer Place	161						161.46	Pending	EDH
39	85-1052	Timberline Ridge/Oak Ridge	31						20.80	Pending	EDH
40	85-1053	La Ventana Oeste	30						10.23	Pending	CP
41		North West El Dorado Hills Specific Plan	1,572	834					915.50	Pending	EDH
42		Ridgeview Village #5-9	141						65.30	Units #5-6 Finaled	EDH
43	87-1062	Woodleigh Hills	43						18.99	Pending	CP
44	87-1061	Cameron Woods #4-8	167						66.90	Pending	CP
45		Park Village #5	54						22.83	All Units Finaled	EDH
46		El Dorado Hills Business Park			854.00		55.00	Golf course	909.00		EDH
47	87-1064	Creekside Estates Units #4-6	106						39.81	Pending	CP
48		Brooks Ravine	105						70.00		EDH

Table 17-1. Cumulative Projects in El Dorado Hills and Cameron Park (5/1/87)

MAP NUMBER	PROJECT NUMBER	PROJECT NAME	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS	INDUSTRIAL BUSINESS PARK	COMMERCIAL	OTHER	LAND USE	TOTAL ACRES	STATUS	AREA PLAN
49		Ridgeview East	87						110.00		EDH
50		Governors West	74						107.00		EDH
51		Browns Ravine	18						19.00		EDH
52		Crown Valley	68						92.00		EDH
53		Park Hills	106						95.00		EDH
54		Ridgeview Equestrian	49						125.00		EDH
55		Raley's Center Expansion							24.50		EDH
56		El Dorado Hills Blvd. Office Building							7.20		EDH
57		El Dorado Hills Blvd. Multi-Family							18.80		EDH
58		Saratoga Way Commercial							7.7		EDH
59		El Dorado Hills Investors south of U.S. Highway 50	3,054			25.80	573.30	Open space, roads	1,860.00		EDH
TOTAL			8,379	1,646	854.00	25.80	628.30		6,660.59		

CP = Cameron Park
EDH = El Dorado Hills

Table 17-2. Folsom Growth Projections

	1985	1995	2010
Population	17,050	27,050	48,050
Dwelling Units	7,229	11,469	20,373
Single-Family	NA	NA	8,281
Multifamily	NA	NA	4,863
Office Demand (sf)	NA	NA	1,027,000
Retail Demand (sf)	NA	NA	651,000
Industrial Demand (sf)	NA	NA	3,042,000

Source: Angus McDonald & Associates 1987.

NA = Not Available

Attachment 2

COMPREHENSIVE FINANCING PLAN

COMPREHENSIVE FINANCING PLAN
FOR
EL DORADO HILLS SPECIFIC PLAN

Prepared By:

RALPH ANDERSEN & ASSOCIATES

1446 Ethan Way
Suite 101
Sacramento, California 95825
(916) 929-5575

3860 West Northwest Highway
Suite 230
Dallas, Texas 75220
(214) 956-7097

November 12, 1987

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. Items to be Financed and Cost Estimate (Total Area)
. Items to be Financed and Cost Estimate (Proposed First Financing)

CHAPTER ONE
BACKGROUND

The El Dorado Hills/Salmon Falls Area Plan was adopted by the Board of Supervisors in 1983, and contains goals, objectives and requirements for the development of the El Dorado Hills area.

At the present time, the County is considering the adoption of a specific development plan for El Dorado Hills.

As a component of the El Dorado Hills Specific Plan, this comprehensive financing plan has been prepared to conform with both the Specific Plan and its Environmental Impact Analysis.

The purpose of the financing plan is to recommend a specific strategy for providing the essential infrastructure and public facilities which will be necessary for development to proceed. At the same time, it is important that the recommended strategy be flexible enough to accommodate the unknown and allow for future discretion in the delivery of public services. These objectives are incorporated in this comprehensive financing plan.

CHAPTER TWO
COMPREHENSIVE FINANCING PLAN--IN PERSPECTIVE

Planning and development activity is underway in El Dorado Hills, and will continue over a long period of time.

From a practical standpoint, the financing of infrastructure and public facilities in El Dorado Hills will occur on a phased basis, and this is contemplated by the El Dorado Hills Specific Plan. The need for financing will be related to development activity which, in turn, will be affected by the plans of property owners, market conditions and, with respect to bond financing, by land values at the time development is undertaken.

The El Dorado Hills Specific Plan provides the County with specific long-term guarantees that development may not proceed until required infrastructure and public facilities have been provided. Two of the important purposes of this comprehensive financing plan are (a) to examine the range of available public financing approaches, and (b) to conclude that the use of bond financing for all required infrastructure and public facilities, if that were to prove necessary, is economically feasible. (In point of fact, the use of bond financing to provide all required infrastructure and public facilities seems unlikely in view of the existence of development fees which have been established to provide some of the same improvements.)

This Facilities and Services Financing Plan, as a component of the El Dorado Hills Specific Plan, provides the assurance that a workable plan for meeting the financing needs of facilities and services is in place for whoever undertakes the development of these lands. Because the financing of all infrastructure and public facilities will not likely occur at once, the plan needs to be flexible in

order to accommodate new financing techniques and other policy changes that may occur in the future. At the same time, it must be specific enough to assure the County and the six other public agency providers that the infrastructure and public facilities that are required by the El Dorado Hills Specific Plan will be provided. Similarly, it must be specific in order to assure property owners that the Plan area has sufficient value to leverage public financing to the extent necessary, and that all costs can be spread in an equitable manner.

The remaining chapters of this report set forth a comprehensive financing plan for the El Dorado Hills Specific Plan:

- Chapter Three--The El Dorado Hills Specific Plan describes the infrastructure and public facilities which are to be provided in the Plan area. Based upon the requirements of the Plan, a specific list of infrastructure and public facilities, along with cost estimates, are included in this chapter. This inventory defines both the scope and magnitude of the comprehensive financing plan.

- Chapter Four--The first three chapters place the El Dorado Hills financing requirements in perspective and specify what is to be financed. This chapter sets forth a specific plan for financing infrastructure and public facilities over the period of development. As such, it recommends specific financing techniques and sets forth important considerations in this regard. It also reviews the economic feasibility of financing required infrastructure and public facilities.

- Chapter Five--The previous chapters document what is to be financed and set forth a comprehensive financing plan,

including the use of specific financing techniques for cost sharing among property owners and others. This chapter contains recommendations for implementing the comprehensive financing plan.

The comprehensive financing plan has been prepared in consultation with the majority property owner, officials and technical representatives of the County, the Buckeye Union School District, the El Dorado Union High School District, the Rescue Union School District, the El Dorado Irrigation District, the El Dorado Hills Community Services District and the El Dorado Hills Fire Department. In addition, the plan was reviewed with a financial advisor/underwriter. The plan recommends specific financing techniques, after giving consideration to all available alternatives. It provides for the financing of all infrastructure and public facilities that will be required throughout the Specific Plan area over the long-term development process, and it permits development to proceed in the short-term. Importantly, it includes provisions and recommendations that are intended to ensure that the costs of all infrastructure and public facilities can be shared equitably among all property owners, and it is structured in a way that will not adversely affect the bond or credit ratings of any of the seven affected public agencies.

CHAPTER THREE
COMPREHENSIVE FINANCING PLAN
INFRASTRUCTURE AND PUBLIC FACILITIES TO BE PROVIDED

In referring to required infrastructure and public facilities, the El Dorado Hills Specific Plan identifies items which can generally be grouped under the broad categories of (a) backbone infrastructure, (b) public facilities/services, and (c) other. The Specific Plan addresses each of these items, as follows:

3.1 BACKBONE INFRASTRUCTURE

- Drainage--There are presently no storm drainage structures in the Plan area. All storm drainage is conveyed offsite by sheet flow action and natural drainage ways. It is the intent of the Specific Plan that storm channels be as natural in appearance as possible while serving the intended purpose of efficiently conveying drainage through and from the Plan Area.[1/] [The Drainage Plan is depicted in Figure 24 on page 84a of the Specific Plan]

- Streets--A variety of street widths and designs accommodate anticipated traffic volumes in a manner compatible with adjacent land use. Consistent with the overall design theme of the Specific Plan, streets will generally be curvilinear, conforming as closely as possible to natural topography. All streets will be constructed to County standards, and all streets, except those to be specifically defined within gated or private

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1/ El Dorado Hills Specific Plan (Draft), October 1, 1987, pp 82-83

neighborhoods, are to be publicly owned and maintained.[2/]

[The basic street design is illustrated in Figure 9 on page 28a of the Specific Plan]

. Freeway Interchange--A cloverleaf interchange is proposed at Silva Valley Road and Highway 50. This interchange will benefit a wide area, including both the Plan area and surrounding areas.[3/]

. Sewer--The Plan Area is served by the El Dorado Irrigation District, and is within Assessment District (AD) number 3. AD No. 3 constructed the existing sewerage in the Plan area through property assessments, and future improvements, including all those needed for full development of the Plan area, are being funded by connection fees established by EID for the AD No. 3 area. Infrastructure essential to development within a Development Neighborhood, as defined, is to occur prior to or concurrently with such development.[4/]

[The proposed sewer plan is shown in Figure 23 on page 82a of the Specific Plan]

. Water--The Plan area is within the EID service area and, like the sewer facilities, the existing water facilities were constructed as part of that agency's Assessment District No. 3. El Dorado Irrigation District's allocation

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2/ Ibid., pp 51-52, 96

3/ Ibid., pp 95

4/ Ibid., pp 81-82, 97

of the remaining 6,253 acre-feet of water from Folsom Lake is committed to serve the requirements of AD No. 3. At the current EID standard of water consumption of 0.67 acre-feet per equivalent dwelling unit per year, that contractual allocation from the United States Bureau of Reclamation could accommodate 9,332 additional dwelling units. Except for certain major trunk lines installed under phase I of the AD No. 3 improvement program, construction of all infrastructure and public facilities will proceed in conjunction with development in the Specific Plan area. Plan area development shall occur in accordance with basic Development Neighborhood areas, as defined in Section 2.5 of the Specific Plan.[5/]

[The proposed water plan is depicted in Figure 22 on page 80a of the Specific Plan]

3.2 PUBLIC FACILITIES/SERVICES

. Schools--A total of five schools are proposed to be constructed within the Plan area, and one school (a high school) will be constructed somewhere within the El Dorado Hills/Salmon Falls Community Plan Area, to coincide with residential development. The timing and need for new schools is dictated by the growth of new residences in the community.

In the Specific Plan area, a new school is likely to be required as soon as the first new residents locate there

5/ Ibid., pp 77, 97

because of overcrowding in the existing schools serving the Plan area.[6/]

. Fire Station/Services--Fire protection throughout the El Dorado Hills Specific Plan area is provided by the El Dorado Hills Fire Department of the El Dorado Hills County Water District. The El Dorado Hills Fire Department has an adopted Facilities Plan which envisions a new fire station to be located within the Plan area, near Bass Lake; the Specific Plan identifies the Village Green Community Center as a possible alternate site for the proposed station.[7/]

. Parks--Recreation and park facilities within El Dorado Hills are currently provided by the El Dorado Hills Community Services District (CSD). In 1981 the CSD adopted a Recreational Facilities Master Plan to provide for the acquisition and development of park and recreation facilities within the District. That Master Plan is consistent with the standards established in the Recreation Element of the County General Plan.

The Specific Plan provides for six public park sites totaling 26 acres, ranging from 2 to 10 acres in size, and including amenities consistent with the CSD definition for a neighborhood park. The pocket parks or play fields are proposed as minimal maintenance turfed areas that provide for passive recreation, picnics, play

---

6/ Ibid., pp 99-100

7/ Ibid., pp 65-67, 101

areas, and the like. The Specific Plan assumes that park construction will coincide with the completion of about one-quarter of the residences within any village containing a park.[8/]

3.3 OTHER

. Village Green/Community Center--The Village Green/Community Center is designed to accommodate several recreation and leisure-oriented facilities, as well as space for such other possible public purposes as a library, fire station, police station, administrative offices, and community center. The Specific Plan also contemplates the possibility of low intensity neighborhood commercial activities situated around the Village Green, providing services consistent with the public activities taking place there.

. Open space--The Specific Plan requires that large areas of open space be preserved in their natural conditions, except as may be necessary for fire prevention and those activities directly associated with the limited recreational use of the area. One-quarter of the Plan area (978 acres) has been set aside in perpetuity as open space. Public open space will be deeded to the CSD or the County; additional open space, in the form of two golf

8/ Ibid., pp 73-75, 101

courses and deed-restricted residential open space, will remain under private ownership and subject to private financing.[9/]

[The Open Space Map is shown as Figure 16 on page 60a of the Specific Plan]

3.4 ITEMS TO BE PROVIDED

Based upon the provisions of the El Dorado Hills Specific Plan and its accompanying environmental impact analysis, a detailed list of infrastructure and public facility items has been prepared, along with cost estimates. The inventory identifies all items of infrastructure and public facilities which will be required throughout the entire Specific Plan area, and indicates which of these items will be provided in conjunction with the proposed first financing.

The items to be provided and their respective costs are summarized by broad expenditure category in Exhibit 1 on the following page. Appendix A includes the detail behind the summary. Land costs are not included in Appendix A, nor are costs incurred in connection with the issuance of bonds; those additional costs have, however, been considered later in this Report as part of the overall economic feasibility analysis.

9/ Ibid., pp 59-62

EXHIBIT 1--ITEMS TO BE PROVIDED
EL DORADO HILLS SPECIFIC PLAN AREA
COST ESTIMATE

Items To Be Provided	Total Cost	Proposed Phase One
AD-3 Main System Improvements	$ 5,553,500	$ 5,553,500
Road Improvements	7,196,690	3,324,500
Drainage Improvements	1,229,625	779,250
Utility Improvements	1,056,875	676,125
Water Improvements	389,800	389,800
Sewer Improvements	2,744,200	1,038,200
Potential Additional Improvements		
. Road	790,000	162,000
. Utility	92,000	60,000
Contingency/Engr./Admn.		
. AD 3 Main	1,943,725	1,943,725
. Addl. Improvements	308,700	77,700
. Road, Util., Drain, Water, Sewer	4,416,016	2,172,756
Landscape Divided Road	2,820,800	1,783,800
Schools		
. 3-Elementary @ $3.5 M ea.	10,500,000	3,500,000
. 2-Junior High @ $5.2 M ea.	10,400,000	
. 1-High School	12,500,000 a/	
Village Green & Natural Open Space		
. Village Green	2,197,000	2,197,000
. Natural Open Space	275,800	275,800
Silva Valley/Highway 50 Interchange	5,090,340 b/	
Fire Station	225,000	
GRAND TOTAL	$69,730,071	$23,934,156

a/ Based upon engineer's estimate of $25 million, with 50% attributed to Specific Plan area.

b/ Based upon engineer's estimate of $11.838 million, with 43% attributed to Specific Plan area.

It is anticipated that certain of the costs will be funded from development fees and other sources, as opposed to bonds, and this is reflected in Exhibit 2 on page 13.

The next chapter outlines a strategy to finance the required infrastructure and public facility items.

EXHIBIT 2--ITEMS TO BE PROVIDED
EL DORADO HILLS SPECIFIC PLAN AREA
SOURCE OF FUNDS

Required Infrastructure And Facility Items	Total Cost (Exhibit 1)	Alternate Funding	Bond Funding[a/]
AD-3 Main System Improvements	$ 5,553,500	$	$ 5,553,500
Road Improvements	7,196,690		7,196,690
Drainage Improvements	1,229,625		1,229,625
Utility Improvements	1,056,875		1,056,875
Water Improvements	389,800		389,800
Sewer Improvements	2,744,200		2,744,200
Potential Additional Improvements			
. Road	790,000		790,000
. Utility	92,000		92,000
Contingency/Engr./Admn.			
. AD 3 Main	1,943,725		1,943,725
. Addl. Improvements	308,700		308,700
. Road, Util., Drain, Water, Sewer	4,416,016		4,416,016
Landscape Divided Road	2,820,800		2,820,800
Schools			
. 3-Elementary @ $3.5 M ea.	10,500,000	7,000,000 [b/]	3,500,000
. 2-Junior High @ $5.2 M ea.	10,400,000	10,400,000 [b/]	
. 1-High School	12,500,000	12,500,000 [b/]	
Village Green & Natural Open Space			
. Village Green	2,197,000		2,197,000
. Natural Open Space	275,800		275,800
Silva Valley/Highway 50 Interchange	5,090,340		5,090,340
Fire Station	225,000		225,000
GRAND TOTAL	$69,730,071	$29,900,000	$39,830,071

a/ Some items in this category may ultimately be funded directly by the appropriate public agency through road fees, connection fees, etc. To this extent, bond financings as reflected by this column would be reduced.

b/ Stirling fees and State school construction funding will be used to fund these items.

CHAPTER FOUR
COMPREHENSIVE FINANCING PLAN--FINANCING STRATEGY

The previous chapter has dealt with "what" is to be financed; this chapter concerns "how" it is to be financed. As has been indicated, the comprehensive financing plan has been prepared in consultation with the majority property owner, the affected public agencies, and bond advisors.

4.1 FINANCING TECHNIQUE

From a practical standpoint, there are two primary public financing vehicles which are available to the public agencies to finance the construction or acquisition of the infrastructure and public facilities which will be required to serve the Specific Plan area:

- Assessment district proceedings
- Mello-Roos proceedings

A brief discussion of each approach is helpful in gaining an understanding of the subject matter.

ASSESSMENT DISTRICTS

A variety of public improvements may be financed by special assessment proceedings conducted under various State laws by any of the public agencies, except school districts.

The State laws are classified as either special assessment laws or special assessment bond laws. In general, the special assessment bond laws provide the mechanism for selling bonds, and the special assessment laws provide the mechanism for collecting fees or charges to pay the debt service on the bonds. The fees or charges must be related to the benefit received by the property against which the fees are charged; the fees or charges are enforced as a special assessment lien against the property. The special assessment district laws provide the agencies with the authority to finance a wide variety of public improvements which impart a local benefit on nearby property; property is assessed the cost of improvements based on the benefits received from the improvements.

Exhibit 3 contains a summary of the assessment district laws which may be used to provide funding and financing of public improvements in the El Dorado Hills area. A discussion of each assessment district law follows:

IMPROVEMENT ACT OF 1911--The Improvement Act of 1911 (Streets and Highways Code Sec. 5000 et seq.) authorizes a wide variety of improvements, including the following types of improvements which are included in the Financing Plan:

- Street grading and paving
- Sidewalks and structures (including a wide variety, such as "...all structures, buildings, and facilities necessary to make parks and recreation areas useful...")
- Sanitary sewers and facilities
- Drains, including all related facilities
- Lighting, including related facilities
- Fire protection pipes, hydrants, and appliances for fire protection

EXHIBIT 3--ASSESSMENT DISTRICTS

Type	Comments
Improvement Act of 1911	. Wide variety of uses . Acquisition of existing improvements . Assessment based on benefits . Based on actual costs . Bonds for individual parcel assessments
Municipal Improvement Act of 1913	. Assessment authority only . Restricted uses . Acquisition of existing improvements . Assessment based on benefits . Normally based on estimated costs
Improvement Bond Act of 1915	. Bonding authority only . Bonds in even denominations
Landscaping and Lighting Act of 1972	. Assessment authority . Capital and maintenance . Restricted uses

- Flood protection
- Water supply
- Retaining walls and embankments
- Ornamental vegetation
- Public transit facilities and equipment
- Other necessary improvements deemed necessary to improve the whole or any portion of community streets, places, public ways, property, easements, or rights-of-way
- Auxiliary work needed to carry out any of the above.

In addition, the 1911 Act may be used to acquire existing improvements of the types listed above. Assessments under the Act must be based on benefits, and are based on the actual cost of the improvements. That is, 1911 Act bonds are typically not issued until the improvements are completed, and the costs must be certified by the County Engineer. Implementation is by the governing board providing notice to property owners and conducting a hearing to affix a special assessment lien on each parcel of real property within the district. An individual bond is issued for each parcel, in the amount of the total special assessment lien against the parcel.

Major advantages and disadvantages of 1911 Act financing, as compared to other financing mechanisms, include the following:

Advantages

- Wide variety of uses
- Widely used and understood technique
- No contingent liability to the agency

Disadvantages

- Construction financing needed (may be carried by contractor), since bonds are not normally issued until after work is completed
- Individual bonds are based on the total assessment on individual parcels
- Ownership changes or subdivision may make administration difficult (although SB 951, adopted in 1986, provides an alternative procedure)
- Cannot be used for all public facilities (viz., schools and fire station) in El Dorado Hills Specific Plan
- Generally more difficult to administer. For example, assessments are billed separately from the annual tax bills
- Shorter amortization periods (limited to 15 years)
- Requires equal principal installments, resulting in heavy interest costs in the earliest years
- Not readily suitable for large land development projects, because large bonds result, which are difficult to market
- Bondholders control the timing of foreclosures, with the possibility that the County Treasurer can spend time pursuing foreclosures immediately upon delinquency.

1911 Act proceedings do not create a contingent liability for the public agencies; in the event of delinquency, the bondholder must initiate foreclosure proceedings to recover the assessment.

The most significant disadvantage of a 1911 Act proceeding, relative to the financing requirements in El Dorado Hills, is the provision that individual bonds are sized based on the total assessment on individual parcels. Given the size of the parcels in the area, and the magnitude of the financing requirements, it is possible that 1911 Act bonds would be so large as to be

unsaleable or, if saleable, at a borrowing cost so high as to be unattractive to the developer. Further, the number of anticipated ownership changes and subdivisions may make administration of such bonds difficult, even with the alternative procedures of SB 951.

MUNICIPAL IMPROVEMENT ACT OF 1913/IMPROVEMENT BOND ACT OF 1915--The Municipal Improvement Act of 1913 (Streets and Highways Code Sec. 10000 et seq.) is an assessment law which provides for the assessment of liens on an area-of-benefit basis. This Act does not include authority for the issuance of bonds and therefore must be used in concert with one of the special assessment bond laws, usually the Improvement Bond Act of 1915 (Streets and Highways Code Sec. 8500 et seq.). For simplicity, both Acts are discussed together in this section.

The 1913 Act authorizes assessments for the following types of improvements included in the Financing Plan:

- Water service, including mains, pipes, conduits, tunnels, hydrants, other works, and appliances
- Lighting service, including poles, posts, wires, conduits, and lamps
- Public transit facilities and equipment
- Any other works, utility, or appliance necessary or convenient for providing any public service.

In addition, the 1913 Act may be used to acquire existing improvements of the types listed above. Assessments under the Act must be based on benefits, and are (normally) based on the estimated, not the actual, cost of the improvements. Implementation is by the governing board providing notice to property owners and conducting a hearing to affix a special assessment

lien on each parcel of real property within the district.

Bonds under the 1915 Act are issued before the improvements are completed; typically, construction bids are received prior to the public hearing at which assessments are set to allow time to conform assessments to actual construction costs. After a cash payment period, bonds are sold in even denominations, normally $5,000. Excess funds may be prorated back to the property owners, or used for maintenance of the facilities.

The major advantages and disadvantages of 1913/15 Act proceedings, as compared with other long-term financing techniques, include the following:

Advantages

- Wide variety of uses
- Widely used and understood technique
- Relatively quick procedures
- Construction financing is not typically needed, since bonds are issued prior to commencement of work
- Bonds are issued in even denominations, not tied to individual parcels
- Relatively easy to administer because assessments are paid with annual tax bills
- Longer amortization term (20-25 years) than 1911 Act bonds

Disadvantages

- May create contingent liability on the agency and, to this extent, could affect the bond rating of the agency
- Cannot be used for all public facilities (viz., schools and fire station) in El Dorado Hills.

To provide secondary security in the event of delinquencies in assessment collection, a special reserve fund may be created. This fund is to provide available funds from which the agency can make payment to the bondholder for any delinquent assessments which may occur. Payments from this fund are used as an advance to be reimbursed from the proceeds of redemption or sale of properties which have been declared delinquent on an assessment payment. SB 951, enacted in 1986, specifies that the governing board must state in its resolution of intention to issue bonds whether or not it will advance general funds to cover any deficiency which may occur in the bond redemption fund. If the governing board elects to state its intention to advance such funds, a contingent liability on the public agencies is created.

LANDSCAPING AND LIGHTING ACT OF 1972--This Act (Streets and Highways Code Sec. 22500 et seq.) permits the formation of an assessment district for the following purposes:

- Installation of landscaping
- Installation of ornamental structures and facilities
- Installation of public lighting facilities
- Installation of facilities appurtenant to the above
- Installation of park or recreational improvements, including land preparation, sod and landscaping, lights, recreational equipment, and related facilities
- Maintenance and servicing of any of the foregoing.

Assessments are based on the benefits received by each parcel; formation proceedings are similar to those for other assessment districts. SB 951 now allows the use of Landscaping and Lighting Act assessments to issue bonds with a maximum term of 25 years under the 1915 Act, for construction of the specified

improvements. The use of this Act for financing El Dorado Hills improvements may be limited, in that the allowed improvements are duplicative of other special assessment laws. The Act, however, may also be used for the maintenance of parklands not dedicated to the County or the Community Services District.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (SPECIAL TAX DISTRICT)

Another potential long-term financing mechanism for the El Dorado Hills improvements is contained in the Mello-Roos Community Facilities Act of 1982 (Government Code Sec. 53311 et seq.), which is both a procedure and a bond law. In general, the Mello-Roos Act authorizes local governments to levy special taxes (or charges) within an established community facilities district. The funds raised from the special taxes or charges within the district can be used to pay for virtually any capital construction, including schools, as well as services (including operations, maintenance, and repair activities).

Allowable improvements and activities for a Community Facilities District include the following:

Services

- Police protection
- Fire protection
- Recreation program services and the operation and maintenance of parks and parkways
- Flood and storm protection, including drainage system operation and maintenance

Facilities

- Local park, recreation, or parkway facilities
- Elementary and secondary school sites and structures
- Libraries
- Public utilities
- Any other governmental facilities.

The services provided by a Community Facilities District must be in addition to those provided in the territory of the District before the District was created, and may not supplant existing services. A District may be used to acquire existing facilities.

A two-thirds approval of voters within the District is required for a special tax, unless there are less than 12 registered voters, in which case, approval is required of owners of two-thirds of the acreage. The special tax can be established on any basis except ad valorem, and need not be established based on benefits, as is required in special assessment proceedings. (However, experience has shown that allocation of costs should relate, at least in part, to benefit received.) The special tax is a maximum authorization, which cannot be exceeded except with voter approval.

Mello-Roos funds can be used to repay tax-exempt bonds issued to construct public facilities, and zones or improvement areas may be established within the District for the purpose of providing certain facilities or services within that zone. The special tax would require court validation before bonds could be marketed.

The major advantages and disadvantages of a Mello-Roos Community Facilities District are summarized on the following page:

Advantages

- Widest range of possible uses, including schools and fire stations
- Can establish tax on any basis except ad valorem
- No contingent liability on the issuing agency
- Longer term financing available than with 1911 Act bonds
- Flexible in how principal is amortized
- First two years of interest can be capitalized

Disadvantages

- Two-thirds vote requirement
- Validation required
- Can be relatively lengthy procedure
- Debt service may fluctuate on any given parcel as the special tax fluctuates

Relatively few Mello-Roos bonds have been issued in the State, and thus the experience with the technique is more limited. The majority of Mello-Roos financings that have been completed and/or attempted have been in cases where the proposed District has less than 12 registered voters, and the vote was therefore by landowners. The proceedings have not been used before in El Dorado County.

SCHOOL FINANCING

As noted earlier, some of the funding and financing methods discussed previously in this Chapter are applicable to school financing, as well as the financing of municipal improvements. For example, a Mello-Roos district can provide long-term financing for the acquisition and construction of elementary and secondary school sites and structures. Many of the issues related to school financing, however, are different from those relating to financing for

other improvements, and thus school financing must be examined separately. Exhibit 4 on the following page summarizes the funding and financing mechanisms available for school sites and buildings. A brief discussion of each method follows:

AB 2926 (STIRLING) FEES--AB 2926, the Stirling Bill, was enacted in 1986 and makes comprehensive changes in the law governing the imposition of school impact fees on developers. The Bill authorizes school districts to directly place fees or other requirements on developers to finance the construction of temporary or permanent school facilities. This represents a major change from previous law, which required the school district to request the County to adopt a school impact fee ordinance (see "SB 201 Fees" discussion below). Pursuant to Government Code Sec. 65995, the total value of any school impact fees or other requirements (including land exactions) levied on a residential development may not exceed a maximum of $1.50 per square foot of building area. School impact fees may also be levied on commercial or industrial development projects which generate a need for new school facilities, up to a maximum of 25¢ per square foot of building area. School districts which apply for state funding have a strong incentive to impose the entire allowable fee because the local match requirement for receipt of state funds is generally defined as the maximum possible fee which could be levied under the law.

The Stirling Bill provides a maximum school impact fee, but leaves to the affected districts how the fee is to be divided between elementary and high school districts. There is an established agreement on this point among the school districts serving El Dorado Hills.

EXHIBIT 4--SCHOOL FUNDING AND FINANCING

Type	Comments
AB 2926 (Stirling) Fees	. Adopted 1986; unresolved issues . Levied directly by school districts . Establishes maximum fee . Facilities and equipment
SB 201 Fees	. Levied by County . Under Stirling cap . Temporary facilities
Pay-as-you-go Financing	. Fees . Lease, purchase, or lease-purchase of temporary facilities
State Funding	. Leroy F. Greene State School Building Lease-Purchase Law of 1976 . Permanent facilities . Extended approval process . Local match requirement
Mello-Roos District	. Special tax . Two-thirds vote requirement . Maximum tax . Independent or JPA

SB 201 FEES--School impact fees, commonly called SB 201 fees, are authorized by Government Code Sec. 65970. A school district may request the County to adopt an ordinance levying such fees, which may only be used for temporary facilities. In practice, the use of temporary classrooms is a common and understandable strategy in growing communities. Permanent schools are expensive, and funding typically must come through a combination of sources which may take time to secure. Moreover, temporary classrooms are one way in which school districts are confronting the problem of making sizable investments in fixed plants which may be unused in periods of declining enrollments.

PAY-AS-YOU-GO FINANCING--In effect, school districts have financed major portions of school facilities on a pay-as-you-go basis. For example, school impact (SB 201) fees have been used to provide for the lease, outright purchase, or lease-purchase, of temporary school facilities. In growing areas, such temporary facilities may provide the majority of school facilities.

STATE FUNDING--State funding is available for permanent school facilities, primarily through the Leroy F. Greene State School Building Lease-Purchase Law of 1976 (Education Code 17700 et seq.). The State School Building Lease-Purchase Fund is supported through a variety of sources, including State bond issues. The Law provides that school districts may lease-purchase school facilities from the State for a nominal sum, which may be as low as $1 annually. As noted earlier, the State generally requires the imposition of the maximum possible local fee in order to receive State funds.

The approval process for receiving State funding for the lease-purchase of permanent school facilities is lengthy, taking up to

three years. This extended approval process contributes to the widespread reliance on temporary school facilities by districts in rapidly-growing areas.

MELLO-ROOS DISTRICT--As noted in the discussion of the Mello-Roos Community Facilities Act of 1982, a Community Facilities District is the only vehicle available for providing long-term financing of school facilities on the local level. With voter approval, school districts can form Mello-Roos districts independently, or can join with other agencies in a Joint Powers Authority Mello-Roos District.

OTHER POTENTIAL FINANCING MECHANISMS

In addition to the techniques discussed above, there are other potential financing mechanisms for the improvements included in the Financing Plan. These additional mechanisms have not been included in the previous discussions because their use appears unlikely at this time. A brief discussion of each follows.

SHORT-TERM FINANCING--Some bond laws permit the use of certain short-term financing methods, which may be advantageous in particular situations. For example, bond anticipation notes may be issued by a Mello-Roos Community Facilities District in certain circumstances.

LONG-TERM FINANCING METHODS--Unlike SB 201 fees, impact fees levied by school districts under authority of the Stirling Bill may be used for permanent facilities and equipment. School districts could provide for permanent financing of these facilities through the use of Non-profit Corporation Lease

Revenue Bonds. This financing technique is accomplished by the school district agreeing to lease a site to a non-profit corporation formed by the district. The non-profit corporation agrees to construct the project and to lease back the site and the project to the district for a certain annual rental. The corporation finances the project by issuance of bonds secured by the pledge of the rental revenues. Once the bonds are paid in full, the non-profit corporation is disbanded and the project and site revert to the district. The use of Stirling fees for this technique has not been validated.

Local agencies are now authorized to issue, subject to two-thirds voter approval, general obligation bonds for the financing of public facilities. These bonds are typically the lowest-cost alternative for providing public debt financing, because the public entity has pledged its full faith and credit for the principal and interest on the bonds. The use of G.O. bonds, which could be funded from revenues collected County-wide, for improvements in the El Dorado Hills area, is inconsistent with the approach taken by the Specific Plan for financing of capital improvements from within the Plan area.

The Integrated Financing District Act (Government Code Section 53175 et seq.), adopted in 1986, authorizes the formation of an integrated financing district, which may incorporate in a single district the provisions of the various special assessment laws and/or the Mello-Roos Community Facilities Act. An integrated financing district may provide for "contingent" assessments, to be levied at the time of development. In addition, a district may enter into reimbursement agreements to repay funds advanced by a developer to construct facilities for the district.

THE RECOMMENDED APPROACH

Of the two major procedural options -- special assessment or Mello-Roos proceedings -- it is recommended that the Mello-Roos proceedings authorized under the Community Facilities District Act of 1982 be the primary mechanism employed in those cases in which bond financing will be utilized to provide the required infrastructure and public facilities. Because of the multiplicity of agencies involved, a Facilities Financing Authority created by the seven agencies under a joint exercise of powers would be a sensible, but not mandatory, first step in establishing the Mello-Roos District. The benefits of such a financing authority, have to do with streamlining the bond issuance, debt management and tax-setting processes. In particular:

- A project as large and costly as this one will present itself better to potential bondbuyers if it does not appear that the affected public agencies are competing with each other in a series of single-purpose financings. In other words, debt management is enhanced by use of a single financing authority.

- The special tax which is levied to service the debt on Mello-Roos Community Facilities Act bonds must be set every year. If the hearing and adoption of the tax can take place before the board of a consolidated financing authority, the process need not be repeated several times by each of the separate agencies.

The Mello-Roos District should be authorized to issue bonds sufficient to provide all required infrastructure and public facilities, except those facilities for which adequate non-debt funding sources are available. The reasons why a Mello-Roos Community Facilities District is recommended are the following:

- To the extent that land values are sufficient, Mello-Roos provides assurances to the public agencies that funds will be available to construct all required infrastructure and public facilities.

- To the extent that land values are sufficient, Mello-Roos provides assurances to the public agencies that cash flow will not be a problem.

- Mello-Roos can be used for either acquisition or construction. In this respect, it has the same flexibility that has been a characteristic of assessment district proceedings.

- The Specific Plan area is essentially undeveloped and unpopulated, and most of the land is held in large ownerships. Establishment of a Mello-Roos District for the Plan area can be more readily accomplished now than when there are additional third party owners and residents.

- Mello-Roos can be used to finance all infrastructure and public facilities required in the El Dorado Hills Specific Plan area. Assessment districts could not be used to finance fire or school facilities, thus necessitating other financings under other authority.

- Mello-Roos provides both the public agencies and the property owners with greater flexibility in how assessments are spread. Assessment district liens are fixed at the commencement of the proceedings for the life of the debt, whereas Mello-Roos assessments can be tailored to the timing of development. Moreover, the special tax which is levied to secure the Community Facilities Act bonds can be established on any agreeable basis except ad valorem, and need not be based on benefit.

- Mello-Roos does not preclude the use of other financing alternatives. For example, to the extent that other tax revenues, fees, or grants may be used to finance required infrastructure and public facilities, they would simply reduce either the amount of bonds issued or, if bonds had already been issued, the amount of the special tax paying the bonds.

- Finally, use of Mello-Roos bonds will not impair the bond or credit ratings of the affected public agencies in any way.

4.2 PHASING

The El Dorado Hills Specific Plan contemplates that development will be phased over a long period of time. Similarly, the financing of infrastructure and public facilities will occur on a phased basis over many years.

The timing of development will be heavily influenced by the plans of property owners and market conditions generally. The public agencies and property owners alike, need assurance that the infrastructure and public facilities can be financed as development occurs.

In reviewing the economic feasibility of establishing a Mello-Roos Community Facilities District, it is necessary to examine the land values in the Plan Area to ensure that the values are sufficient to support the bonds as they would be issued to finance the various phases of infrastructure and public facilities' construction. As development proceeds, additional value will be created, and this, in turn, will make additional bond sales possible. If land values are

not sufficient, other means of financing would have to be found, or development could not proceed at the level contemplated by the Specific Plan. In this regard, the use of Mello-Roos bonds does not preclude the use of fees or cash contributions from property owners as necessary or desirable. Indeed, as shown in Exhibit 2 on page 13, it is assumed that some portion of the required infrastructure and public facilities will be funded from revenues other than bond proceeds. Nevertheless, the test of the Comprehensive Financing Plan is whether it can be made to provide all facilities, not that it must be made to provide them.

With respect to the use of Mello-Roos, or an assessment district proceeding for that matter, analysis done in conjunction with the preparation of this Comprehensive Financing Plan concludes that even though other revenues will be used to fund some of the improvements, bond financing of infrastructure and public facilities as required by the El Dorado Hills Specific Plan is economically feasible, and this is discussed further below. To ensure economic feasibility, however, several guidelines are recommended, as follows:

- LOAN TO VALUE RATIO--In order to provide adequate collateral to ensure that bonds are marketable, no bond financing should be considered unless land values, as determined by an independent appraiser, are great enough to exceed loan values by a ratio of about 3 to 1. In other words, the amount of bonds to be issued at any given time, should not exceed 33% of the value of the land after the financed improvements are installed. This ratio is consistent with what investors have historically expected from fixed lien municipal bonds.

- LAND APPRAISAL--The appraisal of land for purposes of bond financing must be made by an independent appraiser who is satisfactory to both the issuing agency(s) and the bond

underwriter. Given the largely undeveloped nature of the Plan area, the criteria and methodology for the appraisal need to be specific. In contrast with an already developed area, it may be difficult to base an appraisal on comparable sales. Thus, the land appraisal needs to take absorption into account and provide for discounting to present value. The appraiser may find, however, that the market value of land, where comparable sales are available, reflects this discounting. The important point is to ensure that land appraisals reflect current, not future, values.

Because property values on which bond issues depend get geometrically greater once the lands have buildings on them, it is most often the initial financing, done with vacant land, which poses the greatest difficulty in terms of debt coverage. For that reason, we have evaluated both the total cost of all the infrastructure and public facilities, and the cost of a likely first phase financing.

PROPOSED FIRST FINANCING

As shown in Appendix A and Exhibit 1, the proposed first financing of infrastructure north of Highway 50 is estimated to cost $23,934,156. Allowing 15% for costs associated with the issuance of bonds, this first phase would require a bond issue of $28,157,831. Exhibit 5 shows that land values of $.88 per square foot will be required to support a bond issue of that size. Although independent appraisals will be required, preliminary discussions with property owners in the Plan area indicate that $.88 per square foot is well below actual values recorded in the area after infrastructure is installed.

EXHIBIT 5--PROPOSED FIRST FINANCING
EL DORADO HILLS SPECIFIC PLAN

Total Bond Issue: $23,934,156 / 85%[a] = $28,157,831

Plus Existing Bonds: $2,135,250[b] + $28,157,831 = $30,293,081

Land Value Required: $30,293,081 x 3.0 = $90,879,242

Value Per Acre Required: $90,897,242 / 2,359[c] = $38,524

Value Per Square Foot Required: $38,524 / 43,560 = $.88

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[a] Reflects 15% issuance costs typical in current market
[b] Unamortized principal on AD No. 3 improvement bonds at 4/88
[c] Estimate of net developable acreage from Fig. 2-1A of DEIR

SUBSEQUENT FINANCINGS

A potential second financing has not been proposed at this time. As indicated, however, land development and the financing of infrastructure and public facilities will occur in phases. The timing and magnitude of financing will be determined by the plans of property owners, market conditions and, with respect to bond financing, by property values at the time. As development proceeds beyond the first phase, additional value will be created which, in turn, will permit additional bond sales for subsequent financings.

EXHIBIT 6--TOTAL OF ALL FINANCINGS
EL DORADO HILLS SPECIFIC PLAN AREA

Total Bond Issue: $69,730,071 / 87%[a/] = $80,149,500

Total Land Value Required: $80,149,507 x 3.0 = $240,448,500

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a/ Reflects 13% issuance costs for total financing, compared with 15% for the first phase financing. Issuance costs typically decrease as the project area develops and creates more value to leverage.

As indicated in Exhibit 1 on page 11, and in Appendix A, all infrastructure and public facilities to serve the entire El Dorado Hills Specific Plan Area are estimated to cost $69,730,071. If necessary, bonds to raise this total amount could be issued over a period of time as development proceeds and as additional property value is created. To the extent that some infrastructure and public facilities are financed with fees, grants, or cash contributions from property owners, or that actual costs are less than the $69.7 million estimate, total bond financing requirements would be reduced correspondingly. As Exhibit 6 documents, land values of $240,448,500 would be required to finance $69.7 million of infrastructure and public facilities. The $240.4 million of required land value is 22% of the estimated $1.1 billion build-out value of the residential land uses alone in the Plan Area. This margin affords the public agencies a considerable assurance that the phased financing of all infrastructure and public facilities will be economically feasible.

4.3 COST SHARING

One objective of this comprehensive financing plan is to ensure that infrastructure and public facility costs are shared equitably by all property owners in the El Dorado Hills Specific Plan Area.

Implementation of the comprehensive plan will require that a qualified special tax/assessment engineer be retained. Working in cooperation with staffs of the public agencies, bond counsel, underwriter and property owners, the benefit assessment engineer will determine cost spreads and will assist in developing the formula for the special tax required by Mello-Roos.

Two principles are integral to the equitable sharing of costs under the comprehensive financing plan:

- Property owners who develop first should be required to participate in later financings to the extent that they benefit from such financings, and vice-versa.

- Payment of debt service for benefits received from the provision of infrastructure and public facilities should be carried by those properties having the ability to develop.

Both of these principles are well accommodated by Mello-Roos, and it is recommended, as an integral part of this comprehensive financing plan, that these principles be incorporated into the taxing formula that is ultimately adopted by the Facilities Financing Authority or the individual public agencies when implementing the financing plan.

Several other considerations relate to cost sharing and should be addressed by the special tax/benefit assessment engineer, bond counsel and underwriter when implementing the Mello-Roos District and structuring the various financings:

- Benefits to public use property--Property used for parks, schools, and the like, will benefit from the provision of infrastructure, but these properties are not taxable under Mello-Roos (or, for that matter, assessable under assessment district) proceedings. Accordingly, unless the respective public agency landowners choose to pay the pro-rata charges, these "assessments" would typically be spread to the other benefitting property owners.

- Recreational or open space land not publicly acquired--The El Dorado Hills Specific Plan provides for about 1,350 acres of open space and recreational lands to be reserved for public uses, including greenbelts, natural open space, landscape corridors and golf courses. These lands have only been included in the comprehensive financing plan where they are contemplated to be in public ownership. It should be noted that any of these recreational and open space lands can only be included under Mello-Roos financing if they are publicly acquired. To the extent that any of these lands are not acquired by a public agency, the property owners will have to establish a cost sharing mechanism among themselves.

4.4 FEES, CREDITS AND REIMBURSEMENTS

The comprehensive financing plan provides assurance to the public agencies and others that all infrastructure and public facilities

may be financed with bonds issued pursuant to a Mello-Roos Community Facilities District. However, the plan does not preclude the use of fees and other revenues if such funding sources should be deemed appropriate or desirable in the future.

The following is a list of infrastructure and public facilities which could be financed, in whole or in part, by revenues generated from currently-enacted development fee policies:

. Roads--The County imposes road improvement fees on new residential, commercial and industrial buildings in El Dorado Hills, including the lands in the Specific Plan Area. For the El Dorado Hills district, those fees are:

For each new single family dwelling unit	$765.00
For each new multi dwelling unit	$428.00
For each square foot of commercial space	$ 1.67
For each square foot of industrial space	$ .42

The Board of Supervisors has directed the preparation of a new study by the County's Transportation Department to establish the basis for a new fee which will fund all of the roads and streets planned for the western slope region of the County. Revenue from this fee could be used to finance the non-local portion of major street and road improvements. To the extent that any of the streets and roads identified as a part of the western slope fee calculation are installed in the Specific Plan area by means of other funding or financing, the applicable fees should be waived.

. Freeway Interchange--As indicated, the area to benefit from the proposed Silva Valley Road/Highway 50 interchange, is broader than just the Specific Plan area. While this

Financing Plan makes provision for the pro-rata share of the interchange which benefits the Specific Plan area, a workable mechanism must still be implemented to ensure that the balance of the cost is covered.

Two steps are available to the County which will give the needed assurance:

- The County should incorporate the Silva Valey Road interchange into its General Plan Circulation Element

- It should adopt as soon as possible, the traffic fee which will result from the Transportation Department study referred to above.

. Sewer--The costs of sewer treatment capacity and major collection/conveyance/pumping facilities, could be handled through the payment of fees. The El Dorado Irrigation District has established connection fees in the following amounts, to be paid at the time of building permit issuance:

- Facilities Capacity Charge	$ 176
- AD No. 3 Supplemental Charge	$ 619

. Water--The costs of water treatment capacity and major transmission, storage and distribution facilities could be handled through the payment of fees. The El Dorado Irrigation District has established the connection charges shown immediately below, to be paid at the time of building permit issuance.

- Facilities Capacity Charge	$2,011
- AD No. 3 Supplemental Charge	$1,445

. Schools--The three school districts serving the Specific Plan area have each adopted the local fees permitted under AB 2926, the so-called Stirling fees. The statutory charges of $1.50 per square foot residential construction, and 25¢ per square foot commercial and industrial construction are being collected for the three districts as shown in Exhibit 7.

EXHIBIT 7--STIRLING FEES DISTRIBUTION
EL DORADO HILLS SPECIFIC PLAN

School District	Residential	Commercial/Industrial
Buckeye Union School District	$1.04	$.17
El Dorado Union High School	$ .46	$.08
Rescue Union School District	$1.04	$.17

After allowing for the financing of one elementary school in the first phase of improvements, an additional $29,900,000 in future school construction costs must be accommodated. Exhibit 8 on the next page suggests that the build-out of the Specific Plan Area will generate slightly more than $20 million in school construction fees. Based on current guidelines of the state school construction assistance program, as much as $40 million ($20 million x 2) could be available for school construction in the Plan Area. That would be substantially more than the $29.9 million required from the Plan Area to complete the rest of the schools.

EXHIBIT 8--STIRLING SCHOOL IMPACT FEE GENERATION

Land Use	Units	Sq Ft/ Unit	Total Sq Ft	Fee/ Sq Ft	Total Fees
Residential	6,453	2,000	12.9M	$1.50	$19,359,000
Commercial			2.8M	.25	700,000
TOTAL ALL USES	6,453		15.7M		$20,059,000

While the specific approach to financing infrastructure and public facilities is a policy decision reserved to the various public agencies, this comprehensive financing plan recommends that the guidelines below be used in conjunction with the funding of such improvements.

- Unless sufficient revenues are available from fees and other sources, provide that infrastructure and public facilities are to be financed with bonds issued pursuant to a Mello-Roos Community Facilities District.

- If bonds are used to finance road, freeway interchange, sewer, or water improvements, the payment of debt service shall be in-lieu of the payment of fees.

- If property owners prefer to finance required infrastructure through the payment of fees, but sufficient fee revenue is not available to the public agency at the time the infrastructure is required, finance the balance with bonds or require the property owner to finance the balance with cash subject to a reimbursement agreement.

- When constructing the Mello-Roos taxing formula, provide property owners with the option to finance infrastructure through either bonds or fees, and take the manner of payment into account in the taxing formula.

- If property owners prefer to use bonds but land values are not sufficient to support additional bonds, require property owners to fund the excess improvement costs with cash subject to reimbursement agreements where appropriate.

- Regional Improvements--Regional improvements such as the proposed Silva Valley/Highway 50 Interchange and the high school should be financed on a regional basis, with property owners in the Specific Plan Area paying their pro-rata share.

- Public Liability--Any bond issue to finance infrastructure and public facilities in El Dorado Hills should provide that the public agencies have no liability beyond advancing reserve funds that are provided for in the bond issue. Importantly, even if there were a default, bond counsel has advised that if property qualified, the use of Mello-Roos bonds (or, for that matter, special assessment bonds), would not result in any direct liability to the agencies. Furthermore, the use of Mello-Roos bonds will not impair the public agencies' bond or credit ratings in any way.

4.5 FINANCING PUBLIC SERVICES

As is the case with infrastructure and public facilities, funding for a variety of public services to be provided in the El Dorado

Hills Specific Plan area could be generated through fees, assessments, and/or special taxes. The approach taken in this financing plan is to ensure that the development and build-out of the Specific Plan area will not result in a fiscal burden for the responsible public agencies. A fiscal impact analysis of the proposed El Dorado Hills development (now underway) may well show that the proposed development will generate sufficient new revenue for the public agencies on a continuing basis to offset annual operating and maintenance costs. To the extent that such additional revenues are not sufficient, however, a variety of financing techniques is available to assure that the proposed development "pays for itself" in terms of ongoing operation and maintenance. For example:

Community Services District--The Community Services District Law (Government Code Sections 61000 et seq.) provides a versatile method for the delivery of public services. A Community Services District is authorized to provide a wide array of local services, which may be funded from fees, charges, rates, special taxes, or assessments. Community Services Districts are governed by an independent elected board. The El Dorado Hills Community Services District presently has jurisdiction in the Plan Area for parks, recreation and refuse collection services.

County Service Area--The County Service Area Law (Government Code Sections 25210.1 et seq.) authorizes the establishment by the county of a special service area to provide a higher level of specified services than is provided elsewhere in the county, which services are to be funded by fees, charges, special taxes, or special assessments levied within the area. Services which may properly be provided in a County Service Area include all the public services required to serve the Plan area, except education. Establishment of a County Service Area must be approved by the Local Agency Formation Commission. The Board of

Supervisors serves as the board of the County Service Area, and retains complete administrative authority, including the authority over rate setting and service levels.

Mello-Roos Community Facilities Act of 1982--In addition to paying debt service on bonds, the Mello-Roos Act also authorizes a public agency to levy special taxes (or charges) within a community facilities district to pay the on-going operating and maintenance expenses of certain services which are required in an area.

Specialized Service Districts--In addition to the options referenced above, state law authorizes the establishment of several other special service districts which could provide one or more of the public services required for El Dorado Hills. For example:

- County Sanitation District (Health and Safety Code Secs. 4700-4858)
- County Water District (Water Code Secs. 30000-33901)
- County Waterworks District (Water Code Secs. 55000-55991)
- Recreation and Park District (Public Resources Code Secs. 5780-5791)
- Lighting and Landscape Maintenance District (Streets and Highways Code Secs. 25500-22679)

4.6 COMPREHENSIVE FINANCING PLAN--SUMMARY

The comprehensive financing plan outlined herein may be summarized as follows:

- Establishment of a Mello-Roos Community Facilities District for the entire El Dorado Hills Specific Plan Area with authorization to issue bonds sufficient to provide all required infrastructure and public facilities

- Recognition that bond financing may not proceed unless land values are sufficient to support the bonds

- Requirement that an independent appraiser who is satisfactory to the County be used to determine land values, and that absorption and present value be considered in such appraisal

- Requirement that cost spreading and the development of a Mello-Roos taxing formula be done with the assistance of a qualified benefit assessment engineer, and that agreement be reached on these items before any proposed financing is implemented

- Recognition that infrastructure may be financed with fees and other revenue, in lieu of bonds, as long as this approach does not create cash flow problems for the affected local public agency(s)

- Requirement that no financing technique be structured in such a way as to impair the bond or credit rating of any of the public agencies involved.

- Requirement that property owners in the Specific Plan area be responsible for establishing an appropriate financing vehicle if revenues generated by development are not sufficient to cover additional operating and maintenance costs for ongoing services in the area.

The advantages of this comprehensive financing plan may be summarized, as follows:

- It conforms to the requirements of the El Dorado Hills Specific Plan by providing that the cost of infrastructure and public facilities will be paid for by property owners in the area.

- It takes the overall Specific Plan Area into account, and permits development to proceed in the short term without adversely affecting those who choose to develop later.

- It provides an economically feasible way to provide initial backbone infrastructure, and includes specific guidelines and ground rules for financing the remaining infrastructure and public facilities.

- It places the responsibility, in combination with the El Dorado Hills/Salmon Falls Area Plan, The El Dorado Hills Specific Plan and related development agreements, on property owners to ensure adequate financing at their initiative.

- Cash flow problems for the public agencies are avoided. To the extent that property owners finance infrastructure and public facilities with their own land values and cash contributions, the agencies have no responsibility except to be sure that such improvements meet local standards.

- It does nothing to impair the bond or credit ratings of the public agencies involved.

- It provides assurances to the public agencies that sufficient revenue will be available on an ongoing basis to pay for local services to the area.

CHAPTER FIVE
COMPREHENSIVE FINANCING PLAN--IMPLEMENTATION

This comprehensive financing plan has been prepared in close cooperation with the staffs of the various public agencies involved, as well as with independent bond advisors, and property owner representatives.

It is of the utmost importance that implementation of the plan proceed at an early date in order to benefit from the undeveloped nature of the area and the large land ownerships that exist at present, as well as to ensure that an adequate financing vehicle is in place to coincide with the financing of required infrastructure and public facilities.

Implementation of this comprehensive financing plan requires the following:

. Designate A County Staff Person Who Will Have Primary Responsibility For Coordinating Implementation Of The Plan

Implementation of this comprehensive financing plan will require completion of all activities necessary to establish a Mello-Roos Community Facilities District for El Dorado Hills, including agreement on a methodology for spreading costs and a taxing formula, and possibly the formation of a Facilities Financing Authority among the affected public agencies.

In order to expedite and successfully complete these matters, it will be necessary for someone on the County staff to coordinate and direct the activities of bond counsel, underwriter, special tax/benefit assessment engineer, and property owner

representatives who must have continuous involvement throughout the process.

The County staff person who is responsible for directing these implementation activities must be able to devote adequate time, must have or be able to develop a technical understanding of what is required, and must be a force for building a consensus among all those who will be interested in and affected by the implementation of this comprehensive financing plan.

As a first implementation step, therefore, it is recommended that the County designate the staff person who will have primary responsibility for directing and coordinating the implementation process. This should be done immediately.

. Undertake The Procedural Steps Necessary To Establish A Mello Roos Community Facilities District For The El Dorado Hills Specific Plan Area

Establishment of a Mello-Roos Community Facilities District requires the following:

- Determination of what is to be financed
- Determination of the maximum amount of bonds that are authorized to be issued
- Determination of District boundaries
- Determination of the Mello-Roos special tax formula.

Once these several items have been determined, it can be anticipated that it will take approximately six to eight months to establish the District, including the time required to obtain the necessary validating judgments.

Because of the importance of proceeding immediately to establish the Mello-Roos Community Facilities District, it is recommended that the agencies retain bond counsel and underwriter, and jointly finalize the determinations referenced above. These individuals, along with the special tax/benefit assessment engineer who must also be retained, should work under the direction and coordination of the County staff person who is assigned primary responsibility for implementa- tion of the Mello-Roos District.

APPENDIX A

.Items to be financed and cost estimate (total area)

.Items to be financed and cost estimate (proposed first financing)

ENGINEERING SURVEYING

GENE E. THORNE & ASSOCIATES, INC.
4300 JAYHAWK DRIVE • P.O. BOX 325
RESCUE, CALIFORNIA 95672
PHONE (916) 622-8524 or (916) 677-1747

ENGINEER'S PRELIMINARY COST ESTIMATE
EL DORADO HILLS INVESTORS SPECIFIC PLAN
30 July 1987

ITEMS TO BE FINANCED

TOTAL

Item No.	Description	Estimated Quantity	Unit Price	Estimated Cost
A.	AD-3 Main System Improvement Costs			
1.	18" Ductile Iron or Equal (incl. ARVs, BOVs, Tie-Ins)	4,500 lf	$ 50.00	$ 225,000.00
2.	20" Ductile Iron or Equal (incl. ARVs, BOVs, Tie-Ins)	15,000 lf	60.00	900,000.00
3.	24" Ductile Iron or Equal (indl. ARVs, BOVs, Tie-Ins)	5,000 lf	70.00	350,000.00
4.	18" Butterfly Valves	3 ea	2,500.00	7,500.00
5.	20" Butterfly Valves	17 ea	3,000.00	51,000.00
6.	24" Butterfly Valves	5 ea	4,000.00	20,000.00
7.	3 MG Water Storage Tank	2 ea	2,000,000.00	4,000,000.00
	TOTAL FOR AD-3 MAIN SYSTEM IMPROVEMENTS			$ 5,553,500.00

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B. Road Improvements

$7,087,390	Total Thorne July 30, 1987 estimate, Silva Valley and Country Club, four lanes			
(193,000)	Silva Valley Interchange to Hwy. 50, remove 1,000 l.f. at $193. per l.f.			
(1,104,000)	Silva Valley, Green Valley to Harvard, remove 2 lanes, 11,500 l.f. @$96./l.f.			
417,500	Latrobe and White Rock, clean-up and upgrade			
	$ 73,500	2,100 l.f.	@$35./l.f.	W. edge of Vlg. U to Latrobe
	175,000	5,000 l.f.	@$35./l.f	Latrobe to Clarksville Entrance
	28,000	1,400 l.f.	@$20./l.f.	Clarksville Entrance to Road end
	71,000	1,000 l.f.	@$71./l.f.	Road end to Property Line
	70,000	2,000 l.f.	@$35./l.f.	Latrobe at EDH off-ramp to White Rock
	$417,500	Total		
988,800	Wilson Way Extension			
$7,196,690				

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C. Drainage Improvements

$1,240,625		Total Thorne July 30, 1987 estimate
(23,000)		Silva Valley Interchange to Hwy 50, 1,000 l.f. @$23./l.f.
(172,500)		Silva Valley, Green Valley to Harvard, 11,500 l.f. @$15./l.f.
64,500		Latrobe and White Rock, Clean-up and upgrade
	$10,500	2,100 l.f. @$5./l.f. W. edge of Vlg. U to Latrobe
	25,000	5,000 l.f. @$5./l.f. Latrobe to Clarksville Entrance
	7,000	1,400 l.f. @$5./l.f. Clarksville Entrance to Road end
	12,000	1,000 l.f. @$12./l.f. Road end to Property Line
	10,000	2,000 l.f. @$5./l.f. Latrobe at off-ramp to White Rock
	$64,500	Total
120,000		Wilson Way Extension, 6,000 l.f. @$20./l.f.
$1,229,625		Total

D. Utility Improvements

$1,051,875	Total Thorne July 30, 1987 estimate
(115,000)	Silva Valley, Green Valley to Harvard, 11,500 l.f. @$10./l.f.
120,000	Wilson Way Extension, 6,000 l.f. @$20./l.f
$1,056,875	Total

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ENGINEER'S PRELIMINARY COST ESTIMATE
EL DORADO HILLS INVESTORS SPECIFIC PLAN
30 July 1987

Item No.	Description	Estimated Quantity	Unit Price	Estimated Cost
E.	Water Improvements			
1.	10" Class 150 ACP or Equal (incl. BOVs, ARVs)	1,000 lf	$ 25.00	$ 25,000.00
2.	12" Class 150 ACP or Equal	12,000 lf	30.00	360,000.00
3.	12" Gate Valves	4 ea	1,200.00	4,800.00
	TOTAL FOR WATER IMPROVEMENTS			$ 389,800.00
F.	Sewer Improvements			
1.	8" PVC SDR 35 or Equal	6,000 lf	$ 20.00	$ 120,000.00
2.	10" PVC SDR 35 or Equal	21,600 lf	23.00	496,800.00
3.	12" PVC SDR 35 or Equal	2,000 lf	28.00	56,000.00
4.	15" PVC SDR 35 or Equal	4,600 lf	30.00	138,000.00
5.	18" PVC SDR 35 or Equal	10,000 lf	40.00	400,000.00
6.	21" PVC SDR 35 or Equal	3,300 lf	50.00	165,000.00
7.	24" PVC SDR 35 or Equal	4,500 lf	60.00	270,000.00
8.	27" PVC SDR 35 or Equal	1,600 lf	80.00	128,000.00
9.	30" PVC SDR 35 or Equal	6,700 lf	90.00	603,000.00
10.	Manhole (48" dia.)	173 ea	1,800.00	311,400.00
11.	Manhole (60" dia.)	28 ea	2,000.00	56,000.00
	TOTAL FOR SEWER IMPROVEMENTS			$ 2,744,200.00

$1,038,200 North
$1,706,000 South

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G. Potential Additional Improvements

Road Improvments

$ 200,000	Stop lights 2 at $100,000 each
590,000	R/W Fencing, 59,000 l.f. @$10./l/f.
$ 790,000	Total

Utility

$ 92,000	Street lights, 92 @$1,000 ea. - 500 l.f. intervals Silva Valley, Country Club & Wilson Way Extension

H. Contingency (15%), Engineering (10%) Administration (10%) - 35%

$1,943,725	35% of $5,553,500
$ 308,700	35% of $790,000 + $92,000
$4,416,016	35% of $7,196,690 + $1,229,625 + $1,056,875 + $389,800 + $2,744,200

I. Landscaping

$ 672,300	Silva Valley, Hwy. 50 to Harvard, 8,100 l.f. @$83./l.f.
575,000	Silva Valley, Harvard to Green Valley, 11,500 l.f. @$50./l.f.
967,500	Country Club, Silva Valley to Bass Lake 16,125 l.f. @$60./l.f
102,000	Village Green N, Silva Valley to Country Club 1,700 l.f. @$60./l.f.
360,000	Wilson Way Extension EDH Blvd. to Silva Valley 6,000 l.f. @$60./l.f.
144,000	Silva Valley at Interchange, 2,400 l.f. @$60./l.f.
$2,820,800	

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K. Village Green and Natural Open Space

$ 174,000	Green Area, 2 acres @$2./s.f.
523,000	Landscaping and Parking, 2 acres @$3./s.f.
1,500,000	Public Facility Building, 20,000 s.f. @$75./s.f.
$2,197,000	Total

$ 80,800	Misc. Edges and Entries - 808 ac. @$100./ac.
$ 195,000	Trail - Clear and Grub - 19,500 l.f. @$10./l.f.
$ 275,800	Total

ENGINEERING

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ENGINEER'S PRELIMINARY COST ESTIMATE
EL DORADO HILLS INVESTORS SPECIFIC PLAN
30 July 1987

ITEMS TO BE FINANCED

FIRST PHASE

B. Road Improvements

$ 972,000	Silva Valley, 2 lanes, Hwy. 50 to Harvard 8,100 l.f. @$120./l.f.
1,935,000	Country Club, 2 lanes, Silva Valley to Bass Lake 16,125 l.f. @$120./l.f.
417,500	Latrobe & White Rock, clean-up and upgrade, EDH Blvd. Interchange to White Rock & Village "U" to Silva Valley Interchange
$3,324,500	Total

C. Drainage Improvements

$ 283,500	Silva Valley, 8,100 l.f. @$35./l.f.
12,000	Silva Valley at Interchange, 1,000 l.f. @$12./l.f.
483,750	Country Club, 16,125 l.f. @$30./l.f.
$ 779,250	Total

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D. Utility Improvements

$ 243,000	Silva Valley, 8,100 l.f. @$30./l.f.
30,000	Silva Valley, 1,000 l.f. @$30,/l.f.
403,125	County Club, 16,125 l.f. @$25./l.f.
$ 676,125	Total

E. Sewer Improvements

$1,038,200	North Uplands Golf Course Neighborhood

G. Potential Additional Improvements

Road - R. O. W. Fencing

$ 162,000	Silva Valley, 8,100 l.f. x 2 = 16,200 l.f. @$10./l.f.

Utility - Street Lights

$ 60,000	60 at $1,000 each

H. Contingency (15%), Engineering (10%), Administration (10%) - 35%

$ 77,700	35% of $162,000 + $60,000
$2,172,756	35% of $3,324,500 + $779,250 + $676,125 + $389,800 + $1,038,200

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30 July 1987

I. Landscaping

$ 672,300	Silva Valley, 8,100 l.f. @$83./l.f.
967,500	Country Club, 16,125 l.f. @$60./l.f.
144,000	Silva Valley at Interchange, 2,400 l.f. @$60./l.f.
$1,783,800	Total

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